

SPENCE WILLARD



Westmere, Nettlestone Green, Nettlestone, Isle of Wight, PO34 5DZ

With stunning rural outlook this beautifully presented new family home offers generous rooms, open plan living space, off road parking, landscaped gardens and comes with a 10 year NHBC warranty.

VIEWING

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Set back from the road in the sought after village of Nettlestone, this four bedroom new home enjoys fantastic views over fields and woodland in a westerly aspect. Constructed by an NHBC award winning builder with over 30 years of new build experience, the house comes fully equipped with bi-folding aluminium doors and uPVC double glazed casement windows and doors, underfloor heating whilst bathrooms are styled with traditional ceramic Roca sanitary ware and attractive natural look tiles. Equipped with Cat 6 networked ethernet wiring system and provision for Sky and Smart televisions and with LED dimmable downlights the house also boasts excellent energy efficiency with a predicted EPC rating B. The fitted kitchen is open plan to a dining room, achieving excellent views and access to the sun terrace and garden, and the accommodation is generous with four double bedrooms and two bathrooms, one of which being ensuite. Landscaped gardens are enclosed at the rear with a raised deck with glazed balustrades, ideal outdoor dining and entertaining. Planted front gardens border a gravelled access drive and block pava parking area.

Nettlestone is an attractive village surrounded by countryside and near to the coast on the North Eastern side. There is a Primary School and local convenience store and a short walk leads to Seagrove Bay and Seaview village, with its Yacht Club, shops and restaurants. Ryde town (approximately 3 miles) with its high-speed passenger ferry and Hovercraft services to Portsmouth and Southsea, also has a range of shops restaurants and a well-regarded private school.

Accommodation

Ground Floor

Entrance

Slate tile storm porch over a composite door in sage green with glazing inset.

Hallway

A spacious hallway with downlighting, deep under stair cupboard offering plenty of storage.

Utility Room.

With underfloor heating manifolds and sink with mixer tap over, space and plumbing for a washing machine and tumble dryer.

W.C.

With wash basin and W.C.

Sitting Room

A particularly spacious room with deep bay window overlooking the front aspect. A range of power sockets, A/V and data connections.

Open Plan Kitchen/Dining Room

An excellent open family space with large kitchen offering a generous range of

undercounter and wall-mounted storage units, with a high spec likely to include quartz stone worktops with 1.5 bowl undermounted sink with stainless steel instant hot tap, integrated dishwasher, oven, microwave, integrated hob and fridge/freezer. The dining space enjoys a glorious view through bi-folding doors which access the deck offering further space for outdoor dining and entertaining.

First Floor

Softwood painted staircase with hardwood handrails and newel caps rises to a large galleried landing with window over the side aspect and an airing cupboard and downlighting. The first floor comprises four double bedrooms, all of which are deceptively spacious, in addition to a family bathroom with tiled walls and floor, bath and shower over, heated towel rail, wash basin and W.C. The principal bedroom is a fantastic suite boasting glorious views to the west with Juliet balcony, two clear spaces for built in wardrobes and an ensuite, comprising walk-in shower, off white and pink tiled walls, heated towel rail, vanity unit wash basin and W.C.

Outside

Set back from the road behind a large, block pavia driveway and lawned garden with gated access to the side, which leads to an excellent landscaped garden with westerly aspect. Laid to lawn with close board fencing enclosing all three sides with a substantial elevated deck with glazed balustrade allowing you to take in the view and offering an ideal extension of the kitchen / living area.

Services

Mains electricity, gas, water and drainage. Heating is delivered by a gas fired Vaillant boiler located in the utility room and delivered via underfloor heating on the ground floor and bathrooms and radiators upstairs. Wiring is prepared for connection of a vehicle charging point. Ultrafast full fibre broadband is installed at the property.

Tenure: The property is offered freehold.

Miscellaneous: The Properties come with a 10 year NHBC warranty.

EPC Rating: B

Council Tax: TBC

Miscellaneous: Some photographs from a neighboring and completed house but indicate level of spec and finish expected with Westmere.

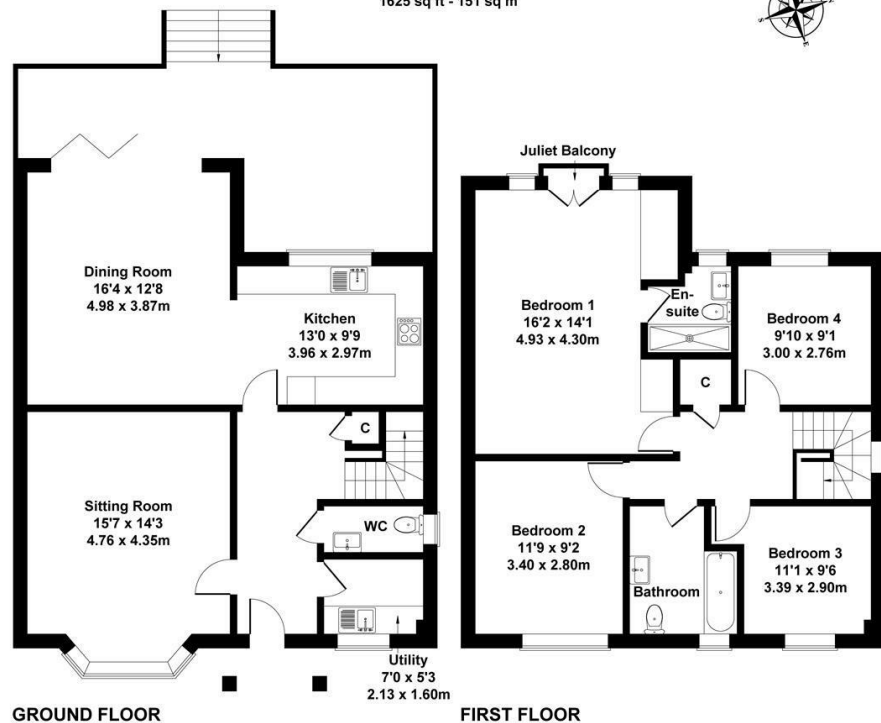
Postcode: PO34 5DZ

Viewings: All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



Plot 3

Approximate Gross Internal Area
1625 sq ft - 151 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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