shanklin@wright-iw.co.uk

wright
estate agency



- BRAND NEW Detached Bungalow
- 2 Bedrooms
- Driveway Parking
- Lounge/Dining/Kitchen with Bi-Fold Doors into the Garden
- Underfloor Heating
- Lawned Rear Garden with Patio Area
- 10-Year Premier Guarantee New Home Warranty
- Popular Semi-Rural Cul-de-Sac Location
- A-Rated Efficiency with the added benefit of Solar Panels

1a Forest Dell, Winford, PO36 0LG

£315,000

This BRAND NEW detached bungalow is located in the popular semi-rural hamlet of Winford. The quiet cul-de-sac setting is ideal for anyone seeking a peaceful place to call home with the many benefits of new home living. The bungalow is fitted with solar panels and benefits from a 10-Year Premier Guarantee New Home Warranty. Bus stops providing a regular service into both Shanklin and Sandown are within easy walking distance, and the nearby supermarket is only a few minutes away by car.

The light and airy accommodation comprises a welcoming entrance hall with a storage cupboard housing the boiler, an open-plan lounge/dining/kitchen area with a vaulted ceiling and bi-fold doors leading directly into the garden, 2 dual aspect bedrooms, and a shower room with a large walk-in shower. Additionally, the bungalow benefits from a gravelled driveway providing off-road parking, and a lawned rear garden with a patio area and access to both sides of the property.

The peaceful cul-de-sac setting in a popular semi-rural location, the light and airy accommodation, and the added piece of mind that comes with a 10-year new build warranty makes this the ideal home for anyone ready to put their suitcases down and enjoy the low maintenance lifestyle that a new build home provides. A viewing is a must to fully appreciate everything this truly impressive BRAND NEW detached bungalow has to offer!







Accommodation

Entrance Hall

Lounge/Diner/Kitchen
17'7 x 14' plus recess (5.36m x 4.27m plus recess)

Bedroom 1
11'7 x 10'10 (3.53m x 3.30m)

Bedroom 2
11'4 x 8'10 (3.45m x 2.69m)

Shower Room
7'9 x 6'8 (2.36m x 2.03m)

Outside
To the front of the property a mature hedge provides a good degree of privacy. To the side of the property the gravelled driveway provides off road parking. The rear garden is laid mainly to lawn with a patio area.





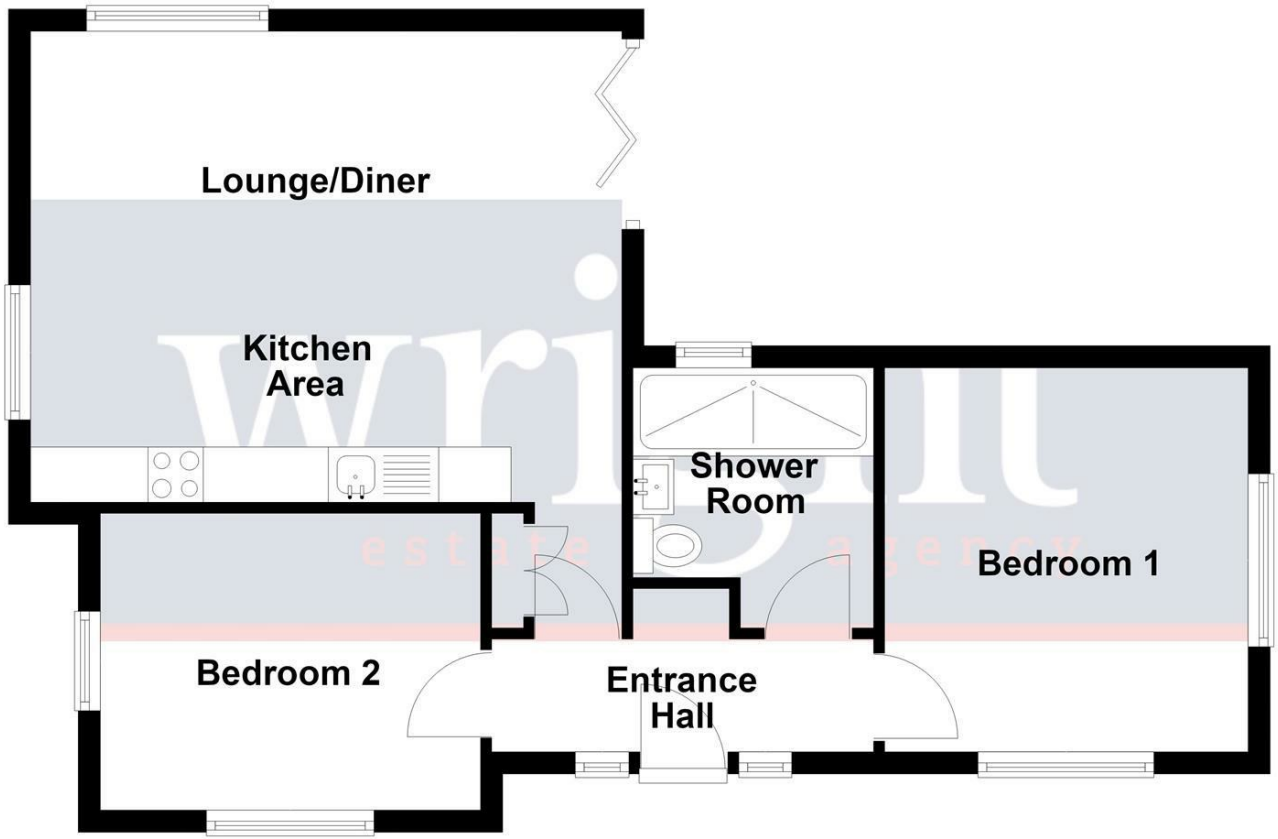


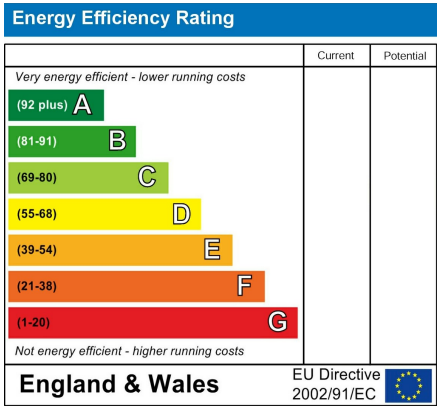
Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax
Please contact the Isle of Wight Council.

Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor





Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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The Property Ombudsman

Viewing: Date ..... Time .....