



Totland Bay, Isle Of Wight, PO39 0DA

**£599,950**

A fabulous new home built to an exceptionally high standard with NHBC Warranty and lots of innovative features. The property is of a unique design providing around 2,722 sqft of spacious accommodation incorporating light and airy rooms some with sea views and a central glazed atrium and doors to a balcony at the front. The emphasis is on top of the range fittings to reflect the style of house both inside and out including the landscaping surrounding the house. Located at the end of a private road just off the Common at Colwell, the house is positioned in a quiet spot within easy walking reach of Colwell Beach, Totland Bay and Totland shops. Bus services to Yarmouth and the ferry lie at the beginning of the road and Freshwater with its amenities is about 1 mile away. The west Wight is renowned for its beautiful walks and beaches ensuring this will make a lovely family or retirement home for someone who enjoys the outdoors.

We would urge an early inspection to avoid disappointment please call 01983 754455.

## SUMMARY

Outstanding New Home

Premium Quality Throughout

5 Bedrooms with 3 En-suite and Family Bathroom

3 Reception Rooms

Totally Individual in Design

Gated Entrance to Double Carport

Extremely Efficient  
Eco Heating System

Triple Glazing

Balcony and Sea Glimpses

**CHAIN FREE**

## DIRECTIONS

Travelling from Yarmouth ferry terminal take the A3054 road towards Totland across the bridge. Stay on this road for about 2.5 miles until you reach Colwell Common then turn right into Fort Warden Road half way along the common. The house lies at the end of the road.

## ACCOMMODATION

### Entrance Hall

Stylish obscured double glazed front door with side panels leading to a spacious bright hall which has a feature central staircase leading off. Glazed atrium above entrance hall and glazed door to the rear garden. Double doors lead into the Living Room and Kitchen/Diner. Luxury tiled floor to entrance hall and LED spot down lighting.

### Cloakroom 8' 2" x 4' 5" (2.49m x 1.35m)

A large comfortable cloakroom with luxury tiled floor, concealed cistern with wall mounted wc, wash basin, chrome heated towel rail, half tiled walls and extractor fan. LED spot down lighting.

### Lounge 26' 3" x 14' 9" (8.0m x 4.5m)

A superb size room with glazed corner feature incorporating two sets of glazed french doors with glazed side panels, and the further windows all overlooking the rear garden and paved areas. LED spot down lighting with flooring to be confirmed.

### Kitchen / Dining Room

32' 10" x 13' 1" (10.0m x 4.0m)

This really is a show piece with space for a full dining table suite and a kitchen with room for a breakfast area. To the front is an exceptionally well appointed bespoke kitchen with a full range of appliances built in, overlooking the front gardens. The dining room end overlooks the rear with glazed French doors to the garden. LED spot down lighting and luxury tiled flooring throughout.

### Study / Cinema Room

17' 1" x 9' 0" (5.20m x 2.74m)

With TV and satellite points, Cat 6 cabling and telephone point. Two small front windows and a side window. LED spot down lighting with flooring to be confirmed.

### Utility Room 9' 0" x 7' 3" (2.74m x 2.21m)

With fitted sink unit, plumbing for washing machine and two windows. Luxury tiled flooring, heating controls and extractor fan.

### First Floor

Feature stairs with banister and half landing to first floor.





### Landing

With glazed atrium providing lots of light and glazed doors to balcony overlooking the front garden and towards Freshwater. LED spot down lighting.

### Balcony 11' 10" x 4' 3" (3.60m x 1.29m)

With glazed and stainless steel balcony, deck floor giving open views to the front.

### Bedroom 1 18' 3" x 13' 1" (5.56m x 3.98m)

Three windows to the front and a side window looking across to the beach at Colwell. LED spot down lighting.

### En-Suite 11' 5" x 7' 4" (3.48m x 2.23m)

With large modern suite with luxury bath, walk in double shower, concealed cistern with wall mounted w.c and wash basin, extractor fan and window. LED spot down lighting, chrome heated towel rail.

### Bedroom 2 13' 1" x 12' 2" (4.0m x 3.7m)

With open aspect over the paddock to the front towards the beach at Colwell Bay.

### En-Suite

Double shower, concealed cistern and wall mounted w.c and wash basin. LED spot down lighting, chrome heated towel rail, window and extractor fan.

### Bedroom 3 13' 1" x 11' 10" (4.0m x 3.6m)

Overlooking the back garden.

### En-Suite

Double shower, concealed cistern and wall mounted w.c and wash basin. LED spot down lighting, chrome heated towel rail, window and extractor fan.



**Bedroom 4 14' 9" x 13' 1 (4.5m x 4.0m)**

A large fourth bedroom with twin aspect to the back.

**Hobby Room / Bedroom 5**

13' 1" x 10' 10 (4.0m x 3.3m)

Window to rear garden.

**Family Bathroom**

With luxury bath, concealed cistern and wall mounted w.c and wash basin. LED spot down lighting, Velux roof light, chrome heated towel rail and extractor fan.

**Gardens**

The gardens are landscaped with lawns, bushes, hedges and planting both front and rear to reflect the artists impression. There will be wide side access to the rear garden which is landscaped with a main lawn, shrub borders and two paved patio areas.

**Double Carport**

There is a sizeable gated driveway with turning leading to the carport. The double carport has a pitched roof, power and light connected.

**Heating**

There will be the latest extremely efficient air source heating system with under-floor heating to the ground floor rooms and a designer radiator system to first floor rooms. Hot water will be from a pressurised hot water cylinder.

**Electrical**

There is a three phase electrical supply to the property with low energy LED lighting and CAT 6 data cabling provided.

**Floor Coverings**

The entrance hall, cloakroom kitchen/dining room and utility room will all have luxury glazed floor tiles. The lounge and study are to be confirmed. En-suites and the family bathroom will be tiled. The remaining upstairs areas and bedrooms are for up to the personal choice of the home owner.

**Services**

Unconfirmed electric, telephone, mains water and drainage. Gas is available if required.

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Unconfirmed electric, telephone, mains water and drainage. Gas is available if required.

**Council Tax**

Please contact The Isle of Wight Council on 01983 823901.

**Viewing**

Strictly by appointment with the vendors joint-sole agents The Wright Estate Agency on 01983 754455.

**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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



FLOOR PLANS



