



55 Station Road, Wootton
£315,000

 **Megan Baker**
Estate Agents



Megan Baker
Estate Agents

55 Station Road, Wootton

£315,000

This very smart and well maintained family home is beautifully positioned on the bus routes to Ryde and Newport, as well as accessible to the excellent local amenities; local schools and lovely walks. The home is warmed by GCH and has UPVC D/G; parking to the front and a pretty, good sized, enclosed and sunny rear garden. Internally, the ground floor has been extended to provide a large rear sitting room with doors to the garden; giving it a spacious kitchen/dining room; separate cloakroom and utility room with shower. Upstairs, the home has three pretty bedrooms serviced by a smart bathroom. Freehold. Council Tax Band -C. EPC C-72.

Smart UPVC double glazed front entrance door to:

Entrance Hallway:

A welcoming entrance to the home with stairs to the first floor with handy storage recess under. Rear lobby area with stable style door to side and doors to the utility room and cloakroom. White panelled doors to:

Dining Room:

12'2" max x 10'9" + bay (3.73m max x 3.28m + bay)

Set to the front of the home, this lovely family dining space is arranged in an open plan design to the kitchen. UPVC double glazed bay window to the front and attractive fireplace with ornate woodburning stove as a focal point. Opening to:

Kitchen:

11'1" max x 10'10" max (3.40m max x 3.32m max)

A well stocked and spacious room with plenty of worktops which form a natural divide between the two areas, doubling up as a breakfast bar. Integrated double oven; gas hob and concealed extractor hood as well as spaces for other appliances. The room is decorated in a soft willow green colour scheme, with white tiling. Smart multi-paned wooden door to one end opens to the:

Sitting Room:

15'11" x 13'11" (4.86m x 4.26m)

A fabulous addition to the home in soft sand coloured decor with dado rail to half height and pretty papered accent below. Large UPVC double glazed side window and central french doors to the end, looking and leading to the rear garden.





Utility Room:

8'0" max x 6'9" max (2.44m max x 2.08m max)

A very handy, shaped room with separate shower cubicle to one side and worktop with spaces for utilities below. Cupboard concealing the wall mounted gas fired boiler. Window to rear.

Cloakroom:

3'3" max x 2'6" max (1.01m max x 0.78m max)

A useful extra facility with WC and side window.

Staircase with wooden handrail and spindles to:

First Floor Landing:

With access to boarded loft via a pull down ladder; UPVC double glazed side window and white panelled doors to:

Bedroom One:

11'4" x 10'11" max (3.47m x 3.35m max)

A pretty double room in grey decor with a black feature period fireplace and a papered floral accent to one wall. French doors look to the rear garden.

Bedroom Two:

11'1" x 10'11" (3.38m x 3.33m)

A second double bedroom in a pale pink colour scheme with UPVC double glazed front window.

Bedroom Three:

8'2" x 7'4" (2.49m x 2.24m)

A comfortable single bedroom, used as a dressing room with gently sloped ceiling and UPVC double glazed rear window.

Bathroom:

8'0" max x 7'3" max (2.45m max x 2.22m max)

In sunny yellow decor, a shaped room fitted with WC; bidet; wash hand basin and corner bath. Opaque UPVC double glazed front window.

Parking:

The home has generous parking to the front and along the side of the property, with gated access through to the:

Rear Garden:

A very pretty, good sized and sunny garden which is fully enclosed. There is a wide brick and paved patio area which sits outside the french doors from the sitting room with raised beds to border. Beyond the patio is a good sized lawn with smart sheds to the end.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



Pop in for a chat
 Megan Baker Estate Agents
 128 High Street Cowes Isle of Wight PO31 7AY
meganbakerestateagents.com

Arrange a viewing
 Call us on 01983 280555
 Email: hello@meganbakerestateagents.com
 Love this property and want to see more?



Energy Efficiency Rating	
Potential	Current
	72
83	
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	

