



39 St. Edmunds Walk, Wootton Bridge
£290,000



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Positioned on the Wootton estate, with good access to the local amenities, this detached bungalow offers three bedrooms, serviced by a smart bathroom; a good sized living/dining room and well fitted kitchen with some integrated appliances. The home has gas central heating and UPVC double glazing and is set in the middle of its plot, with mature gardens to the front and rear, as well as a driveway and garage to one side.

UPVC double glazed front entrance door with glazed

Entrance Hallway:

With access to the loft and doors to bedrooms two, three and the bathroom. Glazed panels and door to...

Lounge/Dining Room:

20'8" max x 16'3" max (6.3m max x 4.96m max)
A spacious, L-shaped room with wide window looking over the rear garden and feature fireplace. Door to bedroom one and...

Kitchen:

8'2" max x 8'0" max (2.49m max x 2.46m max)
Fitted with a smart modern range of glossy

cream units with moulded handles and wood block effect worktops. Integrated gas hob, eye-level electric oven and extractor hood plus under worktop fridge. Stainless steel sink unit with window over and door leading into the side garden. Cupboard housing the Worcester gas fired boiler.

Bedroom One:

12'4" max x 9'4" max (3.78m max x 2.86m max)
A bright double bedroom fitted with a range of wardrobe, drawer and dressing table units with top boxes over space for double bed. Window to rear looking into the garden.





Bedroom Two:

12'6" x 9'5" (3.83m x 2.89m)

A second double bedroom with window looking to the front and built-in linen cupboard.

Bedroom Three:

9'2" x 8'10" (2.81m x 2.70)

A third, smaller double bedroom, again with a window to the front.

Bathroom:

6'7" max x 5'10" max (2.03m max x 1.80m max)

Fitted with a smart white suite of panelled bath with electric shower over; wash hand basin and concealed system WC set in vanity unit. Chrome heated towel ladder and fully tiled walls.



Front Garden & Driveway:

To the front of the bungalow lies a gravelled garden with planted shrubs. A block paved driveway provides parking and gives access to the...

Attached Garage:

16'3" x 8'3" (4.97m x 2.53m)

With up and over door, power, light and rear personnel door.



Rear Garden:

Gated side access leads to a mature rear garden. The area is planted with a variety of shrubs and coniferous trees creating secret 'rooms'. There is the benefit of a garden shed and greenhouse.

Stepping out from the kitchen is a useful covered area linking with steps down to the personnel door into the garage.

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

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Energy Efficiency Rating	
Potential	Current
85	68
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs 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)	



GROUND FLOOR
 980 sq. ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of windows, rooms and other items are approximate and responsibility is taken by the client, prospective purchaser. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, operation and appearance shown have not been tested and no guarantee as to their operability or accuracy can be given.