



Guide Price £275,000

PRIMROSE LODGE, CROSS STREET, BRADING, PO36 0DL





## **WITHIN PRETTY COUNTRY LANE YET IN THE HEART OF BRADING!**

**A very surprisingly spacious DETACHED HOUSE located close to the centre of this popular 16th century town - close to its amenities, bars/restaurants, church, primary school and lovely rural walkways plus an easy drive to the coastal towns and beaches of Yaverland, Sandown and Ryde. The well presented accommodation comprises, on the ground floor, a spacious sitting room, good sized dining room, separate modern kitchen and cloakroom/w.c, with the first floor offering 4 BEDROOMS (3 good sized doubles and one single) and the family bathroom. Benefits include GAS CENTRAL HEATING, double glazing throughout, a small pretty 'COTTAGE' GARDEN and driveway PARKING - plus a good sized GARAGE/WORKSHOP. Certainly very well worth a visit to appreciate all that is on offer.**

### **ACCOMMODATION:**

Double glazed entrance door into:

### **ENTRANCE HALL:**

Welcoming carpeted hallway with double glazed window to side and painted stairs leading to first floor. Radiator. Door to Inner Hall.

### **INNER HALL:**

Door to deep under stairs cupboard. Further doors leading to:

### **DOWNSTAIRS WC:**

Comprising suite of w.c. and pedestal wash basin and tiled splashback. Radiator. Wood effect vinyl flooring. Obscured double glazed window to side.

### **SITTING ROOM:**

Two steps down from hallway to large carpeted reception room with large sliding double glazed doors leading to rear garden. Radiator. Dado rail with themed wall beneath. Attractive timber mantelpiece with inset fireplace (Note: there is an 'open fire' which the owner does not use this so is not tested). Wall light fittings.

### **DINING ROOM:**

A very well proportioned room (currently utilised as a downstairs bedroom) with double glazed window to front. Radiator.

### **KITCHEN:**

Fitted kitchen comprising range of cupboard and drawer units with contrasting laminate work surfaces over incorporating inset sink unit with mixer taps. Tiled surrounds. Space and plumbing for the following appliances: Gas cooker, tall fridge/freezer, washing machine and dishwasher. Radiator. Smart wood effect vinyl flooring. Double glazed window and door to rear garden.

### **FIRST FLOOR LANDING:**

Airing cupboard housing 'Worcester' boiler and radiator. Doors to:

### **BEDROOM 1:**

Large double bedroom with double glazed window with a pleasant outlook over rear garden and across roof tops. Radiator.

### **BEDROOM 2:**

Another double bedroom with double glazed window to rear. Radiator.

### **BEDROOM 3:**

Double bedroom with double glazed window to front. Radiator.

### **BEDROOM 4:**

Single bedroom with double glazed window to front. Radiator.

### **FAMILY BATHROOM:**

Suite comprising bath with shower over; pedestal wash hand basin and w.c. Tiled surrounds. Tile-effect non-slip flooring. Obscured double glazed window to side. Radiator.

### **GARDEN:**

There is an very private, easy to maintain enclosed 'cottage' garden offering patio and lawned areas with assorted shrub beds and trees. Gated access to side leading to further 'secret' garden area.

### **DRIVEWAY:**

The front driveway offers parking for up to 2 vehicles and leads to garage.

### **GARAGE:**

Good sized single garage with light and power. Double glazed window and door to rear garden. Pitched roof with ideal storage below.

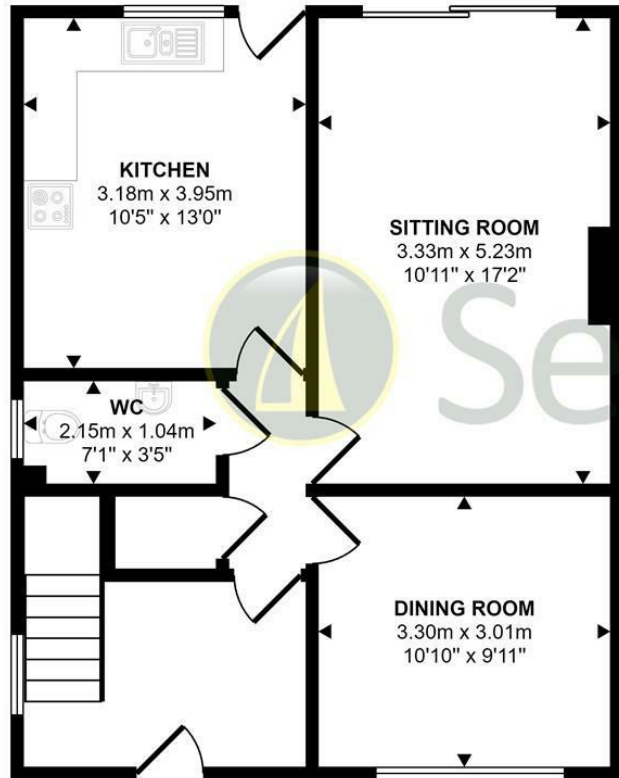
### **OTHER PROPERTY FACTS:**

Tenure: Freehold  
Council Tax Band: D  
Energy Performance Rating: C

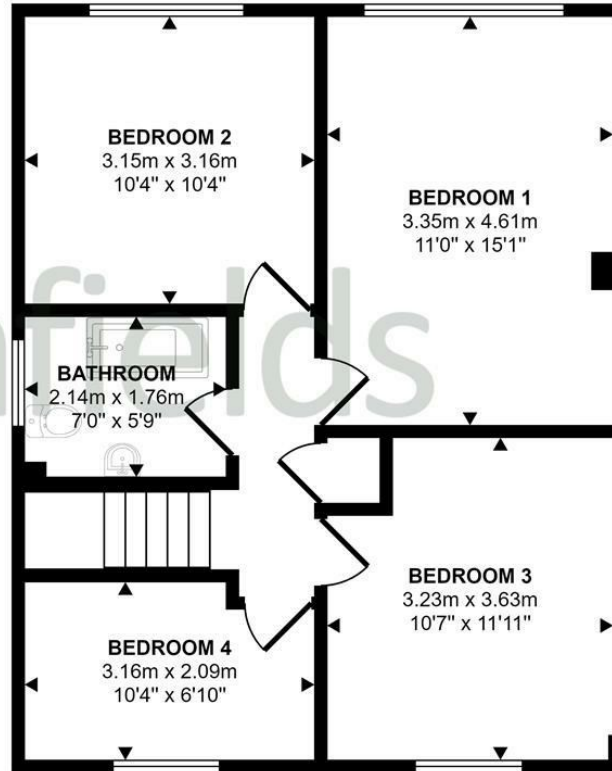
### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
111 sq m / 1193 sq ft

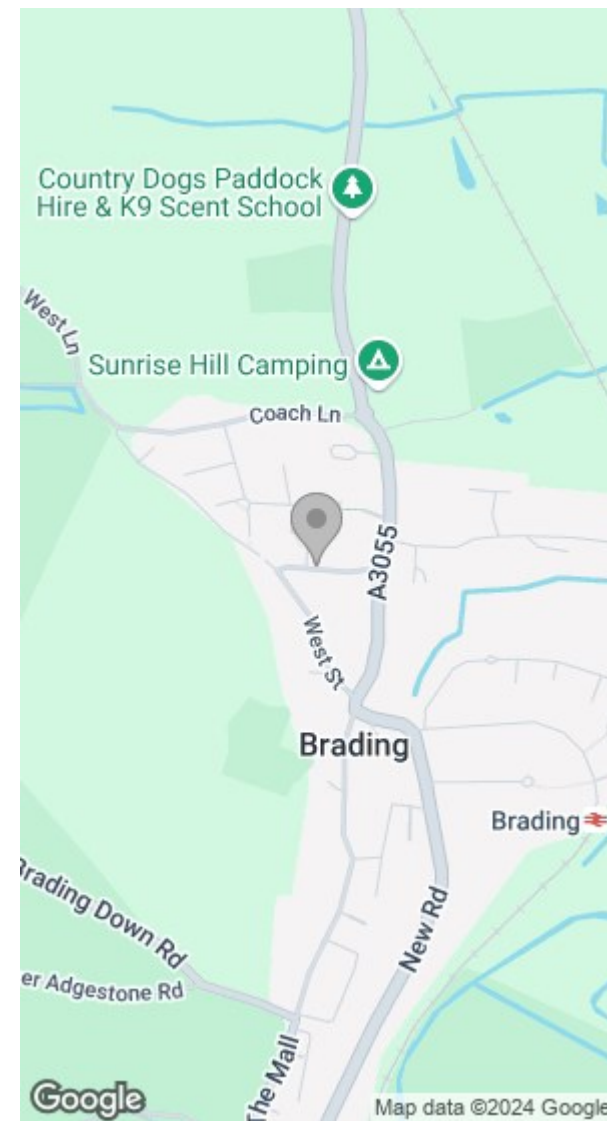


Ground Floor  
Approx 56 sq m / 598 sq ft



First Floor  
Approx 55 sq m / 595 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(02 plus) <b>A</b></p> <p>(01-01) <b>B</b></p> <p>(09-00) <b>C</b></p> <p>(55-00) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	71		83
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



