



Guide Price £475,000

CROSSWAY, 120 HIGH STREET, WOOTTON BRIDGE, PO33 4LZ



Seafields

## AN IDEAL FAMILY HOME IN MOST CONVENIENT SETTING!

Located off Wootton High Street, 'Crossway' is a very well proportioned double fronted DETACHED HOUSE offering 3-4 RECEPTION ROOMS and 3-4 BEDROOMS. Offering ample versatility, the ground floor accommodation comprises a charming sitting room, separate dining room, study (or fourth bedroom) plus large conservatory and downstairs w.c. The first floor offers 3 bedrooms - one with en suite shower room - plus a family bathroom. Set within a good sized corner plot, there is an enclosed LAWNED GARDEN which has access to a utility/laundry and also includes garden shed and WORKSHOP. Additional benefits include gas central heating, double glazing plus a DRIVEWAY providing off-street parking. Ideal location for all amenities including local convenience stores/shops, schools, lovely rural and coastal walkways - plus a short drive to the main towns of Ryde and Newport and the Fishbourne - Portsmouth car ferry terminal. Ideal for those seeking flexible accommodation and convenience.

### ACCOMMODATION:

Double fronted period property with entrance door to:

### ENTRANCE HALL:

Entrance hallway with carpeted flooring and stairs (with white banister) to first floor with cupboard beneath. Radiator. Doors to:

### SITTING ROOM:

14'10 (max) x 10'11 (4.52m (max) x 3.33m)

Well proportioned carpeted room with double glazed windows to front and side (the latter being obscured). Radiators x 2. Open working fire with original features.

### DINING ROOM:

14'5 (max) x 10'11 (max) (4.39m (max) x 3.33m (max))

Carpeted flooring. Double glazed window to front. Radiator. Open archway into:

### CONSERVATORY:

21'0 (max) x 11'0 (max) (6.40m (max) x 3.35m (max))

Very well proportioned double glazed conservatory with door and further French doors to garden. Radiators x 2. Tile effect vinyl flooring.

### STUDY/BEDROOM 4:

8'4 (max) x 11'1 (max) (2.54m (max) x 3.38m (max))

A versatile room (either third reception or fourth bedroom). Carpeted flooring. Radiator. Built in cupboard housing gas boiler. Double glazed window.

### KITCHEN:

10'2 (max) x 9' (max) (3.10m (max) x 2.74m (max))

Fully fitted kitchen units with cupboard and drawer units and contrasting work top over. Inset sink unit. Under unit lighting and tiled splash backs. Integrated appliances including dishwasher, electric hob and double oven with extractor over. Vinyl flooring. Interior window plus door to conservatory.

### DOWNSTAIRS W.C.:

Suite comprising W.C. and vanity wash hand basin. Wood effect vinyl flooring. Radiator. Obscure double glazed window to rear.

### FIRST FLOOR LANDING:

Carpeting landing. Built in cupboards, one housing consumer unit. Doors to:

### BEDROOM 1:

10'11 (max) x 14'7 (max) (3.33m (max) x 4.45m (max))

Carpeted double bedroom with double glazed windows to front. Radiator. Door to:

### EN SUITE SHOWER ROOM:

5'1 (max) x 4'10 (max) (1.55m (max) x 1.47m (max))

Suite comprising shower cubicle with 'Triton Zante' electric shower; low flush w.c. and corner vanity wash hand basin. Wall mounted light with shaver socket. Heated towel rail. Loft hatch. Wood effect vinyl flooring. Double glazed window.

### BEDROOM 2:

14' 5(max) x 1101 (max) (4.27m 1.52m(max) x 335.58m (max))

A carpeted double bedroom with double glazed windows to front. Radiator.

### BEDROOM 3:

14'7(max) x 8'3 (max) (4.45m(max) x 2.51m (max))

A third good sized carpeted bedroom with double glazed windows to front. Radiator. Fitted cupboards plus mirror fronted wardrobe.

### FAMILY BATHROOM:

7 (max) x 8'11 (max) (2.13m (max) x 2.72m (max))

Comprising suite of bath with 'Mira' power shower over; w.c. and wash hand basin. Wood effect vinyl flooring. Tiling to walls. Obscured window. Cupboard housing water cylinder.

### OUTSIDE:

Set within a large corner plot, there is a mature lawned garden bordered with mature trees and shrubs. Garden shed and a large workshop (measuring 10'9 x 9'0).

### UTILITY ROOM:

Space and plumbing for washing machine and tumbler dryer.

### DRIVEWAY:

Driveway providing off-street parking.

### TENURE:

Freehold.

### OTHER INTERESTING INFORMATION:

Council Tax Band: D - Annual Price: £2,374

EPC: Tbc

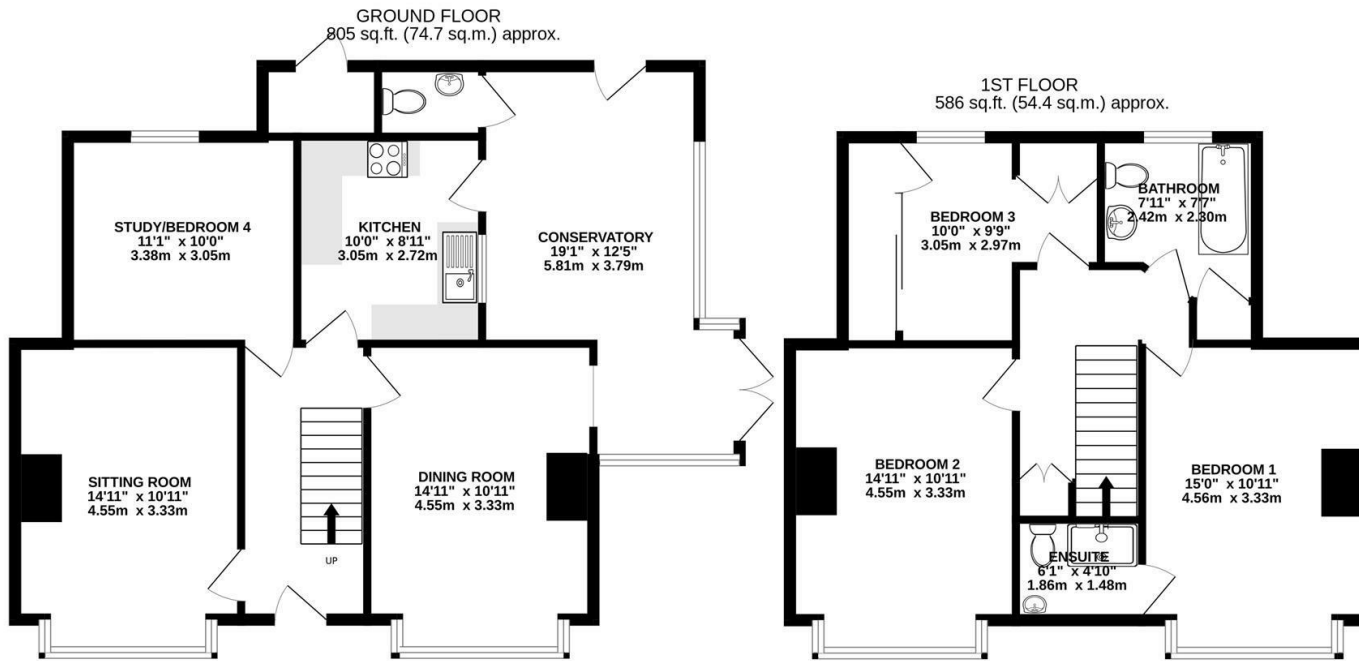
Services: All mains connected unless otherwise stated.

Flood Risk: No risk

Conservation Area: No

### 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.



TOTAL FLOOR AREA : 1390 sq.ft. (129.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

