



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

St Johns

Red Road, Wootton Bridge, Isle of Wight PO33 4JA



Enjoying a tranquil position close to the local village and to Wootton Creek, this fabulous two-bedroom bungalow has been well maintained and includes driveway parking, a garage, and mature gardens.

- Charming, detached bungalow in a popular location
- Naturally light and bright ambience
- Neutral decoration and new carpets throughout
- Recently upgraded kitchen and bathroom
- Driveway parking for two vehicles and a garage
- Gas central heating and double glazing throughout
- Well-established rear garden with a terrace and lawns
- Convenient for principal towns of Newport and Ryde
- Village amenities and Wootton Creek on the doorstep
- Offered for sale chain free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Well maintained and presented with white décor, new carpets and neutral vinyl flooring throughout, St Johns offers a new owner a completely blank canvas which is available chain-free and is ready to move into. The accommodation has a light, bright ambience and comprises a welcoming entrance hall, recently updated kitchen with a door out to the garden, a living room which is open-plan to the sunroom, an upgraded bathroom and two well-proportioned double bedrooms. The bungalow is surrounded by well-established gardens and the property also has the added benefit of a generously proportioned garage.

The location of this bungalow is enviable, situated just a short walk from Wootton High Street, in a peaceful unmade road with limited through traffic. Wootton is one of the most convenient villages on the Island with local stores that cater for food, wine and groceries, and there are some great places to eat including a well-renowned fish and chip shop. Nearby village facilities include a primary school and a community centre, a well-maintained recreation and sports ground, as well as a health centre, pharmacist and vet. The location is within close proximity to travel links, with a bus route serving the nearby high street and a mainland car ferry service from Fishbourne is just a five-minute drive away. The bustling seaside town of Ryde with its expansive sandy beaches, eclectic mix of boutique shops and restaurants is located under four miles from the property, whilst in the opposite direction, the county town of Newport has a good range of amenities.

Welcome to St Johns

A block paved driveway provides parking and leads down to the Island stone and brick façade of St Johns. Paved steps and a handrail run alongside the driveway to ease access, and a paved pathway runs around the property and provides access to the storm porch and glazed front door.

Entrance Hall

extending to 13'9" (extending to 4.21m)

The fresh, neutral décor and new carpet begins in the hall and continues throughout the property. The entrance hall has twin pendant lighting, a radiator, a useful, full-height airing cupboard and a hatch providing access to the loft space. Doors lead to the living room, bathroom, kitchen and to both double bedrooms.

Living Room

12'6" x 9'9" (3.82m x 2.98m)

The living room is well proportioned, with a central feature light, wall lights, a radiator and a glazed panel door which connects to the kitchen. The feeling of space is enhanced by a large archway which is open-plan to the sunroom.

Sunroom

11'3" x 10'9" (3.45m x 3.28m)

Spacious and light, with glazing on all three sides providing green views of the surrounding garden. The sunroom has plenty of space for dining or lounge furniture, and also has large, sliding doors to one aspect. The sunroom also benefits from an opaque roof and a radiator which both assist with temperature control.

Kitchen

10'9" x 8'5" ext to 9'4" (3.28m x 2.58m ext to 2.87m)

The updated kitchen comprises a useful mix of base and wall cabinets, with modern, shaker style doors presented in cream and complemented by dark worktops, neutral tile splashbacks and a neutral vinyl flooring. The kitchen has windows to the side and to the rear, providing a lovely outlook, plus a door to the side which provides access to the garden. There is a stainless-steel sink and drainer with a swan-neck mixer tap, set beneath the window, and integrated appliances include an oven, grill and gas hob, a microwave, plus there is space for a washing machine and a fridge freezer. The kitchen is also home to a Vaillant combination boiler, neatly concealed in a full-height cupboard.



Bedroom One

10'9" x 8'5" (3.28m x 2.58m)

The primary bedroom has a window to the rear aspect with a fabulous outlook over the rear garden, and also benefits from a pendant light and radiator, and the white décor and new carpet continues.

Bedroom Two

9'9" x 8'5" (2.99m x 2.59m)

Another well-proportioned bedroom, with a pendant light, radiator, neutral décor and carpet and a window to the front aspect which looks out over the driveway and front garden.

Bathroom

7'11" x 5'4" (2.43m x 1.64m)

Beautifully presented, the updated bathroom has fully tiled walls in white, complete with a detail strip, neutral vinyl flooring, recessed spot lighting and a heated chrome towel rail. The suite consists of a panelled bath with a shower over and a glass screen, a vanity basin with storage under, a mixer tap and a fitted mirror over, and a matching dual-flush low-level WC. The bathroom also benefits from a pair of windows to the rear aspect, with patterned glass for privacy.

Outside - Front

To the front, the smartly presented driveway and garden is surrounded by mature planting and hedging, and a charming, well-established tree, which all combine to really enhance the privacy of the bungalow. A paved path continues around the property and connects to the rear garden.

Garage

16'10" x 7'10" (5.15m x 2.41m)

The good-size garage has a recently upgraded up-and-over door, a solid floor and rendered walls, and has the added benefit of power sockets and strip lighting. The garage is also home to the electrical consumer panel, and there is also a large window and a door which provide access straight through to the rear garden.

Outside - Rear

The paving continues, spanning the rear elevation of the property and providing a fantastic outside dining or seating area. Steps lead down to the lower garden, which is a mix of gravel borders and lawn and surrounded by a mix of beautiful mature planting. The lower garden also has a greenhouse and is enclosed with a combination of fencing and trees.

St Johns represents a fantastic opportunity to purchase a well-presented bungalow, set in an extremely popular position and offered for sale chain-free. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

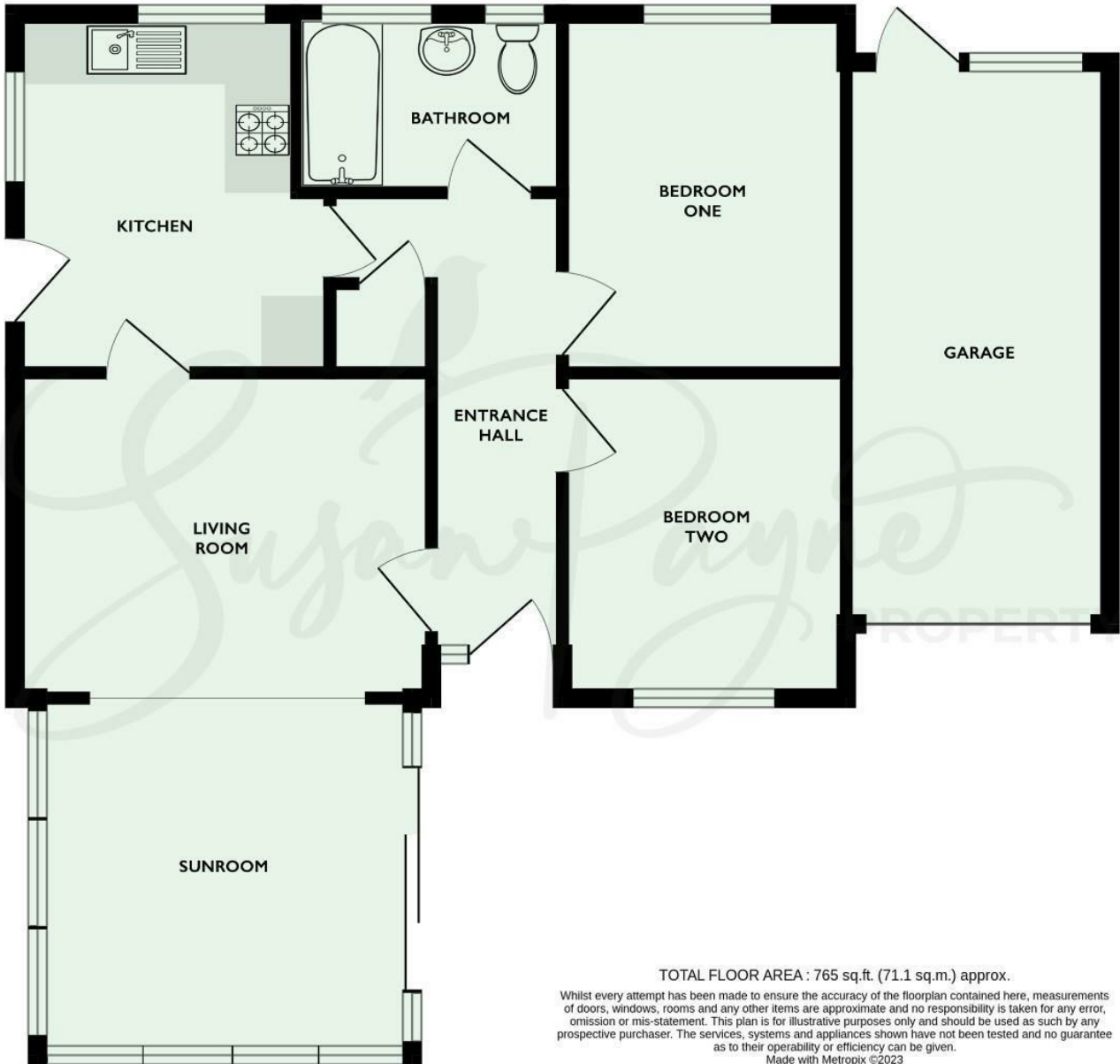
Council Tax Band: C

Services: Mains water, gas, electricity and drainage

Road: Red Road is unadopted and maintained informally by the residents



Ground Floor



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

Agent Notes:

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