



Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# 69, Palmers Road

Wootton Bridge, Isle of Wight PO33 4NE



£600,000  
FREEHOLD



This stunning three-bedroom bungalow offers spacious accommodation, two washrooms, and a lovely big conservatory overlooking the large rear garden, plus a large driveway with a garage.

- Offered for sale chain free
- Beautiful, modern interiors
- Family bathroom and en-suite shower room
- Well established gardens with a large shed
- Close to local amenities, schools and travel links
- Detached bungalow on a spacious plot
- Three bedrooms with built in wardrobes
- Large lounge-diner and conservatory
- Large driveway and garage
- Situated in an enviable, peaceful location

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

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Boasting an abundance of natural light, 69 Palmers Road presents a pristine home and versatile accommodation offering multiple living spaces which could be utilised in a range of ways. With high-quality interior finishes providing neutral finishes, a range of other significant upgrades include contemporary kitchen cabinetry and stylish bathroom suites, and the creation of an additional conservatory to the rear which overlooks the beautifully maintained garden. The accommodation comprises a porch leading through to an entrance hall which provides access through the bungalow to the lounge-diner and conservatory, the kitchen, three bedrooms, and the family bathroom. The property also has potential to extend into the roof, (subject to planning), if required.

Peacefully located within the desirable Palmers Road, the property is perfectly positioned within easy reach of both Newport and Ryde and is well placed for idyllic rural and coastal walking routes. A quiet location, but by no means remote as the bustling town of Ryde with its sandy beaches, eclectic mix of shops and restaurants as well as the Independent Ryde School is just a ten-minute drive away. In the other direction is the town of Newport which boasts a range of shops, restaurants, cinemas and the exciting Quay Arts Centre, all less than five miles from Palmers Road. The popular village of Wootton offers an abundance of amenities including a four-star spa hotel with a fine dining restaurant, local stores that cater for food, wine and groceries, and there are some great takeaways featuring a well-renowned fish and chip shop for the days when you don't fancy cooking. Nearby facilities include a primary school and a community centre, a well-maintained recreation and sports ground, as well as a health centre, pharmacist and a vet. The property is ideally located for mainland travel links, with a regular car ferry service just two miles away and a high-speed foot passenger service only a fifteen-minute drive from the property. Providing good connectivity to many island-wide amenities, additionally, this home is within close proximity to bus stops on the Southern Vectis route between Ryde and Newport, which serves the village every fifteen minutes during the day.

### **Welcome to 69 Palmers Road**

The property presents a welcoming frontage with a well-manicured hedgerow to the front, providing privacy, as well as a large driveway leading up to the garage. The front garden is beautifully planted with borders and an array of plants framing the front of the house. The driveway leads up to the porch.

#### **Porch**

*4'6" x 4'1" (1.38m x 1.26m)*

Fully glazed with a door to the side and a large window to the front, this handy porch space has a tiled floor. An obscure glazed door with decorative stained glass leads into the entrance hall.

#### **Entrance Hall**

*21'3" x 8'6" max (6.50m x 2.6m max)*

Fitted with carpet that continues through most of the bungalow, this fantastic entrance hall is naturally lit and offers a large storage cupboard to one end. This provides access through the property and to the loft hatch which leads to a fully boarded loft with a ladder and a light. There is potential to extend into the attic space, subject to planning.

#### **Lounge-Diner**

*23'7" x 24'7" (7.20m x 7.50m)*

Flooded with natural light from the dual aspect windows, this L-shaped room offers ample space for dining and living furniture as well as benefitting from a stunning inset multifuel log burner as a focal point of the room. One side of the room has a lovely bay window to the rear which looks out over the garden, through the conservatory, which is set up for dining whilst the rest of the room lends itself to living space.



### **Conservatory**

*21'9" x 9'10" (6.64m x 3m)*

Situated to the rear of the property, overlooking the garden, this fantastic conservatory space stretches across the entire length of the bungalow and is split into two sections. The largest section is accessed from the living room and boasts ample space for seating. The wood flooring adds a warm touch to the décor and there are sliding doors that lead out to the rear garden. The space has an air conditioning unit which doubles up as a heater, which lets you enjoy the space comfortably all year round.

### **Conservatory/Breakfast Room**

*13'5" x 8'8" (4.10m x 2.66m)*

The second section of the conservatory is currently set up as the breakfast room with access to the kitchen. There are sliding doors leading out to the garden and bifold doors which separate the two conservatory spaces.

### **Kitchen**

*12'10" x 10'6" (3.92m x 3.22m)*

Beautifully finished with duck egg blue base and wall kitchen cabinets with a quartz worktop which integrate an undermounted 1.5 sink and drainer, and gas hobs with an extractor over. The base units integrate a washing machine, a fridge freezer, plus an electric oven and a combination microwave. A beautiful glass splashback finishes the space beautifully and compliments the neutral floor vinyl.

### **Bedroom One**

*11'8" x 11'2" into bay (3.57m x 3.41m into bay)*

Naturally lit by a bay window to the rear, this fantastic double bedroom is fully equipped with a row of built in wardrobes and even benefits from an en-suite shower room. Neutrally decorated with shades of blue, the room is finished with a carpet.

### **En-Suite**

*7'1" into shower x 4'3" (2.16m into shower x 1.32m)*

Decorated with a neutral, two-toned, wall tiles and dark floor tiles, this en-suite shower room offers a large shower with a rainfall shower head and a unit incorporating a wc and hand basin. There is also an obscure glazed window to the side aspect and a chrome heated towel rail to keep the room cosy.

### **Bedroom Two**

*14'11" x 10'0" (4.55m x 3.06m)*

Continuing the carpet from the hall, this lovely double bedroom benefits from dual aspect windows to either side, and a large built-in wardrobe. The double room is neutrally decorated with a feature wall.

### **Bedroom Three**

*11'6" x 6'11" (3.52m x 2.11m)*

A large window to the front aspect fills the room with natural light, there is a built-in wardrobe and the space is carpeted.

### **Bathroom**

*9'1" x 4'6" (2.78m x 1.39m)*

Fully equipped with a w.c, a vanity hand basin, and a bath with a shower over, this delightful bathroom is naturally lit by two obscure glazed windows to the front aspect and is heated with a chrome heated towel rail. The room is finished with a textured pearlescent wall tile and a patterned floor vinyl.



### **Garden**

The spacious, beautifully landscaped and mature garden offers a fantastic space to enjoy a sunny, private, and quiet space to listen to the country birds, enjoy a spot of gardening or growing your own produce. Surrounded by greenery from the trees planted in the garden and the fields to the rear of the boundary, the garden offers a greenhouse and three raised vegetable beds as well as a large shed, ideal for storage. There are fruit trees in the garden as well as a large patio to the rear of the house, ideal for dining al fresco style.

### **Parking and Garage**

A large block paved driveway to the front of the property provides parking for up to three vehicles but there is potential to expand the parking area, if desired. A large garage with an electric up and over door provides additional parking or storage as well as housing the electrical consumer unit and the gas fired combination boiler.

69 Palmers Road presents a fantastic bungalow within a sought after area with ample parking, a large garden, and spacious living accommodation. An early viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: E

Services: Mains water, electricity, drainage, and gas



GROUND FLOOR  
1786 sq.ft. (165.9 sq.m.) approx.



TOTAL FLOOR AREA: 1786 sq.ft. (165.9 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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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