



# 5, Whitehead Crescent

Wootton Bridge, Ryde, PO33 4JF



£299,000  
FREEHOLD



Situated within a quiet but convenient location, this detached bungalow presents three bedrooms, open plan living, a lovely kitchen and a utility room plus a low maintenance rear garden and driveway parking.

- Detached three-bedroom bungalow
- Modernised throughout
- Driveway parking
- Short walk to local amenities and countryside walks
- Double glazing and gas central heating
- Spacious, open plan living
- Quiet, residential location
- Manageable front and rear garden
- Convenient for mainland travel links
- 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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Offered for sale chain free, this lovely three-bedroom bungalow offers the best of both worlds with it being positioned in a quiet, residential crescent with the benefit of being a short distance from the main high street, with all its amenities. The bungalow has been beautifully maintained over the years with a variety of upgrades which has fully equipped the property for modern day life. The accommodation comprises an open plan living/dining space with access to the kitchen and utility room, three bedrooms, and the wet room. The outside space is ideal for those who aren't keen gardeners with a low maintenance rear garden, and a lovely frontage next to the driveway at the front of the home.

Whitehead Crescent is perfectly located for the wide variety of village amenities available in Wootton, which include a supermarket, doctor's surgery, dentist, primary school, pubs, restaurants and takeaways. Wootton is conveniently situated midway between the seaside town of Ryde, with its stunning beaches and fast links to the mainland, and the county town of Newport, with its vibrant shops, cinema and restaurants. The property is within walking distance of some wonderful woodland and coastal surroundings, offering a choice of bridle paths and waterside walks. The location of the property gives easy access to both car ferry routes, connecting the Island to Portsmouth and Southampton. The fast passenger crossing, from Ryde to Portsmouth Harbour, has regular rail connections to London Victoria and Waterloo.

### **Welcome to 5 Whitehead Crescent**

A few steps lead up to the composite front door which leads into the bungalow. An additional entrance into the home is via the utility room which can be accessed directly from the driveway.

### **Open Plan Living Area**

Benefitting from a wood effect laminate flooring that continues through most of the bungalow, this L shaped space offers plenty of space for dining and lounging furniture. This space flows through the centre of the bungalow and there are large sliding doors to the rear which allow light into the space as well as offering access to the rear garden. There is a cosy gas fire which creates a lovely warming atmosphere for those cold winter evenings.

### **Kitchen**

Benefitting from neutral base and wall cabinets with a wood effect worktop which integrates a sink and drainer as well as a gas hob, the kitchen space is naturally lit by the obscure corrugated ceiling that adjoins the kitchen to the utility room. The floor is neutrally tiled and there is undercounter space for three appliances including plumbing for a dishwasher. There is a door to the rear leading out to the garden and a few steps down to the utility room.

### **Utility Room**

This fantastic space is a few steps down from the kitchen and offers a few cabinets for storage as well as undercounter space for two appliances including plumbing for a washing machine. The electrical consumer unit can be found here as well as the gas combination boiler.

### **Bedroom One**

Currently utilised as a sitting room, this double bedroom offers a window to the rear aspect with views over the garden. The space is flexible meaning it could be utilised in a number of ways.

### **Bedroom Two**

Fitted with a range of built in wardrobes, this double bedroom is naturally lit by a window to the front aspect and offers ample space for bedroom furniture.

### **Bedroom Three**

Utilised as an office and library space, this third, single, bedroom has a window to the front aspect which enjoys the morning sunshine.



### **Wet Room**

Equipped with a w.c, a wall mounted hand basin, and a shower with a mid-way shower enclosure, this wet room is neutrally tiled with neutral vinyl style flooring, plus there is an extractor.

### **Garden**

The low maintenance garden can be accessed from the sliding door from the lounge or from the side door from the kitchen. There are steps up to a low maintenance, gravelled area planted with several shrubs and bushes, making an ideal spot for al fresco dining or just sitting in the sunshine. The garden sees sunshine for most of the day, plus there is a shed to one side.

### **Parking**

A driveway at the front of the property offers parking for up to two vehicles. Additionally, there is unrestricted on-road parking available on Whitehead Crescent and surrounding roads.

5 Whitehead Crescent presents a fantastic opportunity to acquire a well maintained three-bedroom bungalow with parking and a low maintenance rear garden. An early viewing is highly recommended by the sole agent Susan Payne Property.

### **Additional Details**

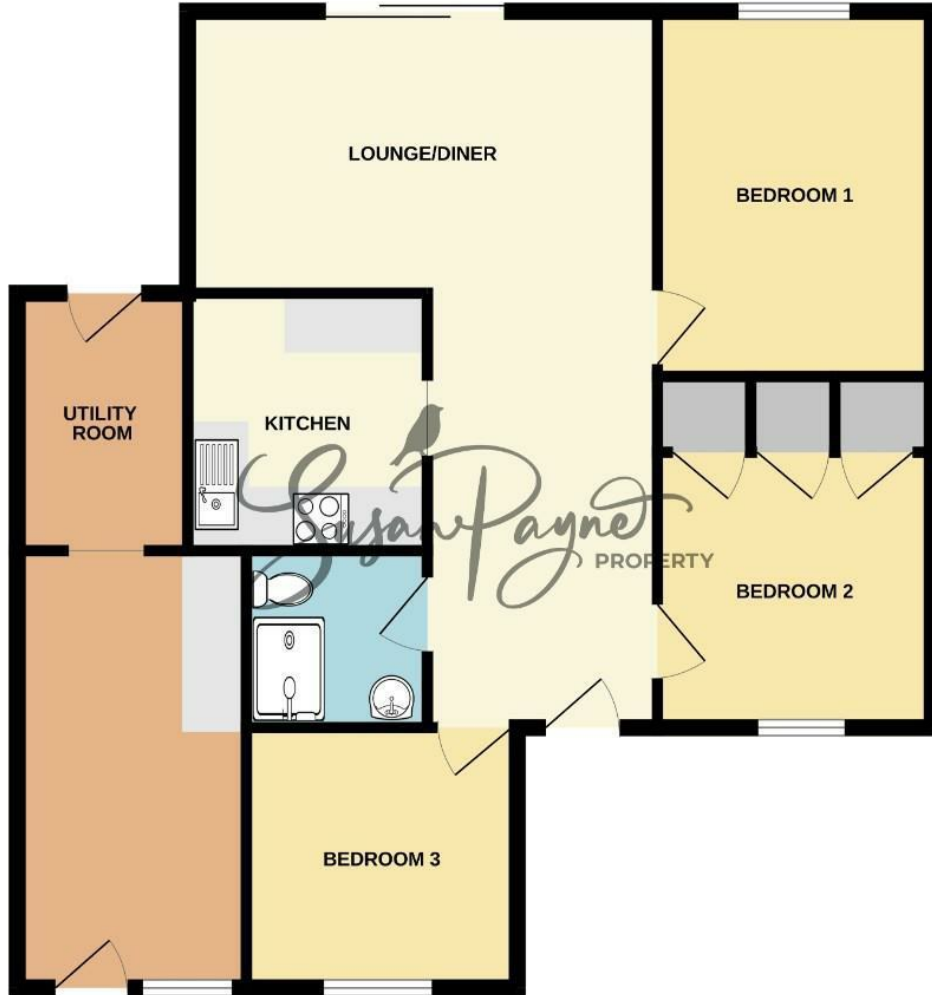
Tenure: Freehold

Council Tax Band: D (approx. £2,317.84 pa – Isle of Wight Council 2024/2025)

Services: Mains water, electricity, drainage, gas




GROUND FLOOR  
886 sq.ft. (82.3 sq.m.) approx.




TOTAL FLOOR AREA : 886 sq.ft. (82.3 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		63	85
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

**Agent Notes:**

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