



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

11, Park View

Wootton Bridge, Isle of Wight PO33 4RJ



£475,000
FREEHOLD



This delightful home offers four bedrooms, modern, open plan living, mature gardens, plus a driveway and garage, and is located in a tucked away spot, conveniently close to shops, schools and mainland ferry links.

- Substantial detached four-bedroom family home
- Light, bright ambience with neutral décor throughout
- Desirable, quiet and convenient cul-de-sac location
- Gas central heating and double glazed windows
- Extensive local village amenities nearby
- Well-maintained and beautifully presented
- Versatile accommodation with configuration options
- Garage, car port and driveway with plenty of parking
- Fabulous, well-established wraparound gardens
- Convenient for principal towns of Newport and Ryde

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

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Offering generous room sizes throughout, this superb detached house has served as a wonderful family home for the current owners of over 35 years. The property has been well-maintained and cared for, and is presented in an elegant scheme of soft, neutral tones throughout which are complemented by high quality fixtures and finishes. With a flowing floorplan and flexible layout, including a ground floor bedroom and well-appointed bathrooms on both floors, there are options to use the accommodation to suit a variety of requirements. This fantastic home comprises a large, welcoming entrance hall, a spacious living room, which has double doors to a dining room, a contemporary kitchen, bedroom/snug and shower room on the ground floor, with three bedrooms and a family bathroom on the first floor. Outside, there is a driveway, garage and car port, and enchanting, mature gardens which wrap around the house.

Park View is a quiet cul-de-sac set on the outskirts of popular Wootton Bridge, perfectly combining the tranquillity of semi-rural life with convenient access to the amenities of the village. Wootton has an array of local stores that cater for food, wine and groceries, and there are some great places to eat out, and 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 vet. The location is within close proximity to travel links, with a bus route serving nearby Station Road and a mainland car ferry service from Fishbourne which 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 away from the property, whilst in the opposite direction, the county town of Newport has a good range of amenities.

Welcome to 11 Park View

Located at the end of the cul-de-sac, a driveway leads between well-established planting and up to the attractive brick façade of number 11. The car port provides shelter over the front door to create a welcoming entrance to the property.

Entrance Hall

Spacious and light, the entrance hall makes a fantastic first impression, with twin aspect glazing combining with neutral décor and fresh white woodwork. A pair of cupboards provide useful storage, and doors lead to the living room, kitchen, bedroom/snug and the shower room, and a characterful natural timber turning staircase leads up to the first-floor.

Living Room

The good-size living room is filled with natural light, with twin aspect glazing and generous proportions. The neutral décor continues, and the room is arranged around a charming natural stone fireplace. Double-doors connect to the dining room.

Dining Room

Another light and bright room, with a window to the side aspect and large sliding doors which lead out onto the stunning rear terrace providing a seamless link between inside and outside living. The soft, neutral décor continues and a sliding door leads to the kitchen.

Kitchen

The contemporary kitchen comprises a mix of modern grey and white base and wall cabinets, complemented with beautiful white stone worktops and upstands, attractive Amtico luxury vinyl tile flooring, sleek, integrated appliances and under cabinet lighting. Set into the worktop is a 1.5 bowl sink and inset drainer, complete with a swan neck mixer tap, set beneath a broad window. There is also a glazed door which leads out to the rear garden.

Bedroom Four/Snug

Offering flexibility on the ground floor, this room is well-proportioned and light, with twin-aspect glazing and attractive neutral décor.



Shower Room

Fully tiled, the ground floor shower room is well appointed, with a large corner walk-in shower, a vanity basin with storage under and a mixer tap plus a mirror over and a matching low-level WC with dual flush. The shower room also benefits from Amtico luxury vinyl tile flooring, a heated chrome towel rail, a shaving light and socket, and a window with patterned glass for privacy.

First-Floor Landing

A characterful timber balustrade leads up the turning staircase and on to the first-floor gallery landing. With space for a study area, plus under eaves storage and an airing cupboard, which is also home to the updated Glow-Worm combi boiler, the landing is a useful area. A hatch gives access to the loft space, and doors lead to the family bathroom and to all three bedrooms on this floor.

Bedroom One

The primary bedroom is generously proportioned, with a large window to the front aspect, a semi-vaulted ceiling and a whole wall of beautifully crafted built-in wardrobes.

Bedroom Two

Another well-proportioned double room, the second bedroom has a large window to the side aspect and a substantial built-in wardrobe.

Bedroom Three

Bedroom three, which could also serve as a study or dressing room, is a good size and has a window to the side aspect.

Family Bathroom

Presented in a combination of decorative aqua and white tiling over a timber effect vinyl floor, the family bathroom features a white suite comprising a full size bath with a shower mixer tap, a pedestal basin with a mixer tap and an illuminated mirror over, and a low-level WC. The bathroom also has a heated towel rail and a window to the rear aspect with patterned glass for privacy.

Outside - Front

A lawn is surrounded with mature trees and shrubs, adding colour and enhancing privacy. The driveway provides plenty of parking and leads up to the garage and an open car port, which has a gate to the rear garden.

Garage

The garage benefits from power and lighting, an electric roller door and has plenty of space for overflow appliances. A pedestrian door leads into the car port, and there is a window to the rear aspect.

Outside - Rear

A stunning paved terrace wraps around the rear of the house, and provides the perfect outside seating or dining area, with views across the garden. Raised sleeper beds are overflowing with mature planting, and well-established trees and shrubs add further interest and colour and provide privacy. To one corner, a recently installed shed provides a useful outside space, and is finished in a soft green shade and features a decked sun deck which spans the front elevation.

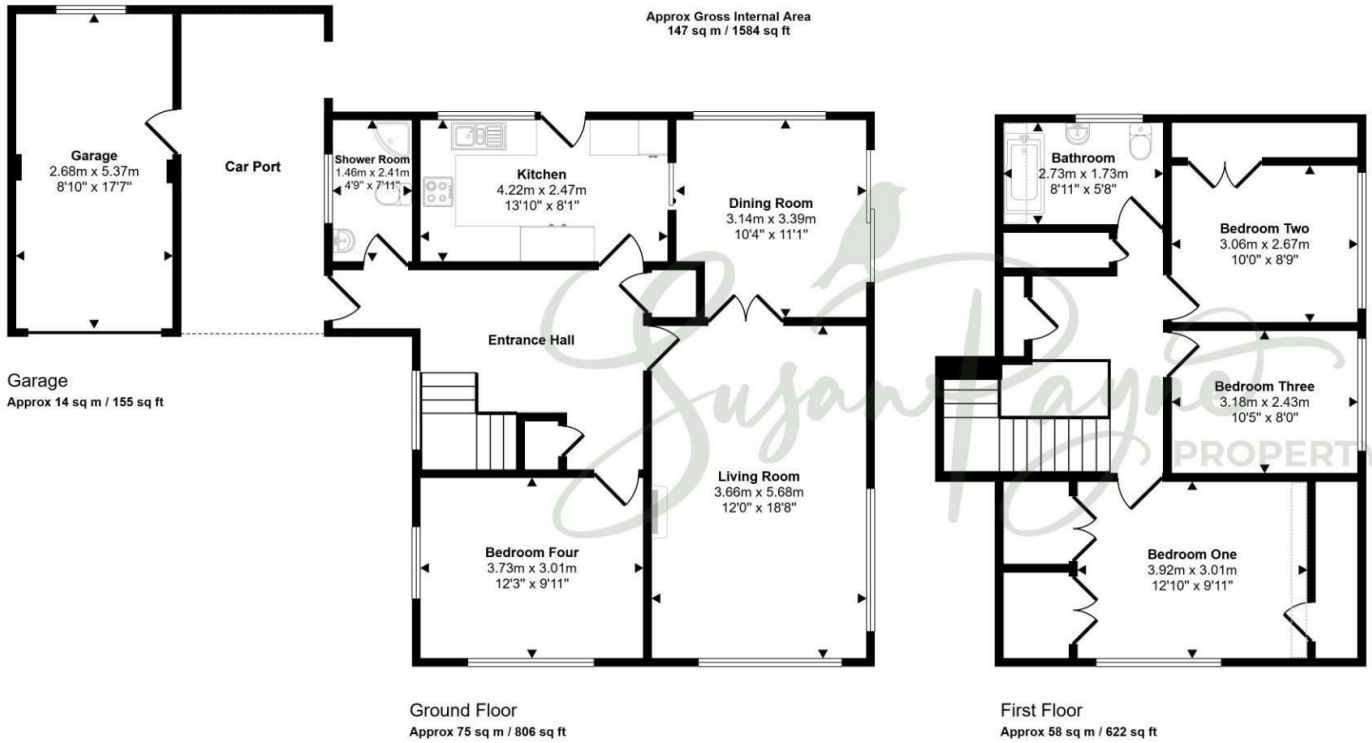
This immaculately maintained detached family home offers a wonderful opportunity to purchase a property with generous amounts of space, elegant neutral décor throughout and delightful mature gardens, all set in a peaceful, popular and convenient location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

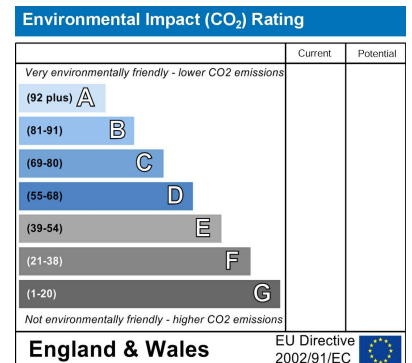
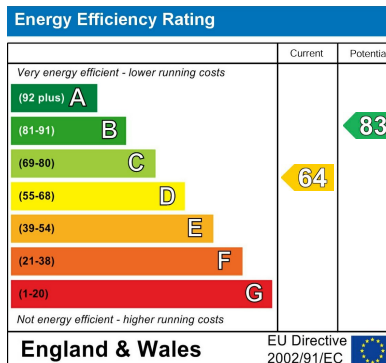
Tenure: Freehold

Council Tax Band: E (Approx £2,832.92 for 2024/25)

Services: Mains water, gas, electricity and drainage



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.



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