



£359,950

11 St. Edmunds Walk, Wootton Bridge, Isle of Wight, PO33 4JB





A spacious detached bungalow offering family accommodation and set within a very desirable area of Wootton Bridge.

This stunning detached residence offers flexible accommodation and is finished to a very high standard, the accommodation comprises of a welcoming entrance hall, sitting room with patio doors leading out into the rear garden, light and airy kitchen with modern units, three good size bedrooms and bathroom/ shower room with modern suite. The bathroom has the added benefit of sky light providing additional lighting. Further attributes include double glazing and gas central heating.

Externally there is off road parking for multiple vehicles and a handy integral garage. The low maintenance rear garden is a good size with timber shed, decorative shingle and large patio areas which are perfect for those family gatherings. This home has been upgraded and represents a rare opportunity to acquire a lovely bungalow in a sought after village.



Situated between the coastal resort of East Cowes and Ryde, which has many features that include supermarkets, convenience stores, plus a varied range of shops and restaurants. The sandy beach in Ryde is ideal for families and enjoys fantastic views across the Solent. The lovely esplanade boasts a playground, cafe and has a woodland area behind, perfect for leisurely walks. The Wightlink car ferry service to Portsmouth is located less than two miles away. To arrange an internal viewing please call The Wright Estate Agency on 01983 281010.



Hallway

Lounge

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside

To the front of the property there is a driveway that provides off road parking for several cars. The driveway leads to the garage which has up and over door. The front garden also has decorative shingle, artificial lawn, mature shrubs and gated access to both sides of the property that lead to the rear. The low maintenance rear garden comprises of a timber shed, decorative shingle, raised flower borders and decking/ patio areas which are ideal for those family gatherings to enjoy Al Fresco evenings.

Council Tax

Band D

Services

Unconfirmed gas, electric, telephone, mains water and drainage.

Agent Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

15'10" x 8'5"

12'4" x 7'10"

12'6" x 9'6"


12'2" x 9'6"

8'9" x 7'11"

10'0" x 9'0"



TOTAL FLOOR AREA: 870 sq.ft. (80.8 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		91
(81-91) B	85	
(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 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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