



- Modernised and Upgraded since 2019
- Lovely Well Kept Lawned Gardens
- Well Screened Corner Plot Position
- D/Glazing & Gas C/Heating
- Modern Detached Bungalow in Peaceful Location
- 15'8 Lounge/Diner Overlooking Garden
- Smart Modern Kitchen with Solid Wood W/Tops
- Comfortable 3 Bedroom Accommodation
- Garage & Driveway Parking
- Yards from Wootton Common

19 Footways, Wootton Bridge, Ryde, Isle Of Wight, PO33 4NG

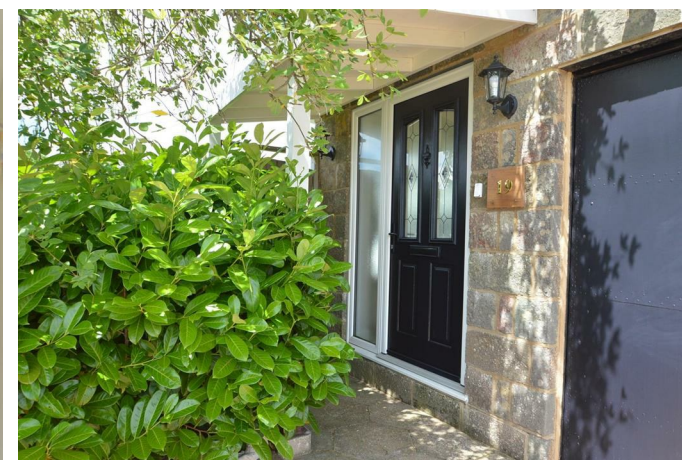
£350,000

Nestled in the charming village of Wootton, this delightful detached bungalow offers a tranquil retreat for those seeking a peaceful abode. Boasting one spacious reception room, three comfortable bedrooms, and a smart modern kitchen and bathroom, this property is perfect for a small family or those looking to downsize.

Built in the 1970s, this bungalow has been lovingly refurbished since 2019, ensuring a modern and comfortable living space for its new owners. The property sits on a corner plot, enveloped by lush evergreen Laurel hedging that encloses the beautifully manicured lawned gardens, providing a private and serene outdoor space to enjoy.

Conveniently located just 75 yards from Wootton Common, nature lovers and outdoor enthusiasts will appreciate the proximity to this picturesque green space. With parking available for two vehicles, you'll never have to worry about finding a spot after a long day out.

Situated just a few minutes from the village centre, residents can enjoy easy access to local amenities, shops, and eateries while still relishing the tranquillity of this idyllic location. Whether you're looking to retire to a peaceful setting or raise a family in a close-knit community, this charming bungalow offers the best of both worlds.



Accommodation

Entrance Hall

16'1 x 6'0 (4.90m x 1.83m)

Lounge/diner

15'8 x 13'9 (4.78m x 4.19m)

kitchen/breakfast Room

13'11 x 8'10 (4.24m x 2.69m)

Inner Hall

Loft access

Bedroom

15'0 x 8'11 (4.57m x 2.72m)

Bedroom

12'1 x 7'7 plus recess (3.68m x 2.31m plus recess)

Bedroom

8'10 x 8'10 (2.69m x 2.69m)

Bathroom

8'7 x 5'5 (2.62m x 1.65m)

Garage

15'3 x 8'11 (4.65m x 2.72m)

With an up and over door, power and lighting.

Driveway

Brick paved driveway with space for a vehicle. Scope to increase capacity if needed.

Gardens

The beauty of this corner plot is that it is well screened from the surroundings by it's established Laurel hedge lined boundaries. This evergreen hedge completely encloses the frontage which nicely sweeps around the side to meet the rear garden. It is neatly laid to lawn and offers plenty of space for keen gardeners and for children to play in. To the rear the garden has been tastefully landscaped with raised beds and a paved patio area surrounded by a grey coloured gravel and paved stepping stone pathways. A pergola sits to one side marking the transition from the lawn to the hard landscaped area. Garden shed. Garden tap. Greenhouse.

Tenure

Freehold

Council Tax

Band D



Broadband Connectivity

Openreach and Wightfibre networks. Ultrafast fibre broadband available.

Flood Risk

Very Low Risk from Rivers and Sea. Medium Risk from Surface Water.

Construction Type

Standard cavity wall construction

Mobile Coverage

Coverage includes EE, O2 and Three. Limited coverage from Vodaphone.

Services

Unconfirmed gas, electric, water and drainage.

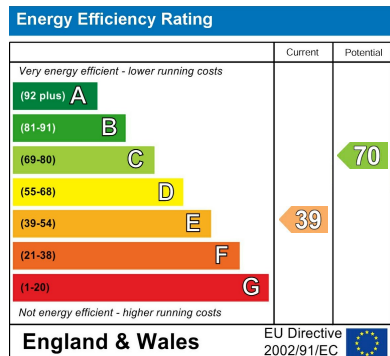
Agents Note

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.





TOTAL APPROX. FLOOR AREA 1038 SQ.FT. (96.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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