



£320,000

99 High Street, Wootton, Isle of Wight, PO33 4LU





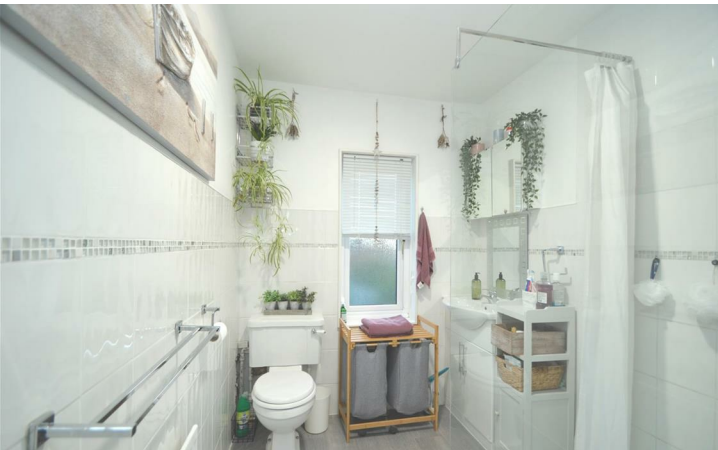
Nestled in the charming village of Wootton Bridge, this delightful semi-detached family home offers a perfect blend of comfort and convenience. Situated on the High Street, the property boasts off-road parking for two vehicles, ensuring ease of access for you and your family.

As you step inside, you will be greeted by a lovely modern kitchen, designed to meet the needs of contemporary living. This inviting space is perfect for family meals and entertaining guests, making it the heart of the home. The property also features a good-sized garden, providing ample room for children to play and for family gatherings during the warmer months. Two reception rooms which are perfect for entertaining and shower room complete this lovely home

Location is key, and this home does not disappoint. It is conveniently close to local schools, making the morning school run a breeze. Additionally, the nearby recreational ground offers a variety of outdoor activities, perfect for family outings and leisurely strolls.

This semi-detached house is an ideal choice for families seeking a welcoming environment in a vibrant community. With its modern amenities and proximity to essential services, it presents a wonderful opportunity for those looking to settle in Wootton Bridge. Don't miss the chance to make this charming property your new family home.

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

Dining Room

Kitchen

First Floor

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Shower Room

Outside

The outside offers a useful utility area with electric and plumbing, patio area which is ideal for Al Fresco evenings, large lawn area for kids to play and three handy garden sheds.

Parking

To the front of the property there is off road parking for 2 cars.

Council Tax

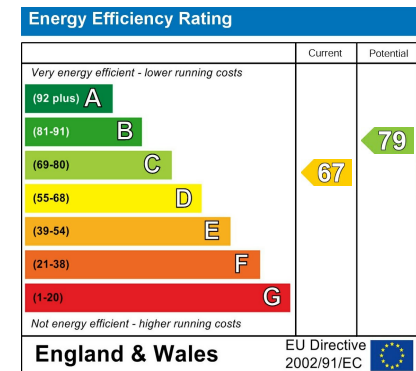
Band C

Services

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

Agents 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.



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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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