

# Red Squirrel LTD. Property Shop

Station Road Ryde, PO33 4QU

£395,000



This 4 bedroom detached house is located in the popular village of Wootton, located within walking distance to local schools, bus routes & shops. The property consists of open plan lounge/diner, modern kitchen, utility room, downstairs WC. Upstairs consists of three double bedrooms, one master bedroom & family bathroom. Outsidess offers a good-sized garden & patio area, including a shed. Other benefits of the property include extra land to the right of the property, a driveway for two vehicles, internal garage, loft, gas central heating & double glazing throughout. This is the perfect family home!!

4 BEDROOMS

GARAGE

CLOSE TO LOCAL SCHOOLS, SHOPS & BUS  
ROUTES

DETACHED

UTILITY ROOM

GAS CENTRAL HEATING & DOUBLE GLAZING

# ROOMS

## Entrance Hallway

### Lounge 14' 1" x 14' 7" (4.29m x 4.44m)

Carpet flooring. Fireplace to side aspect. Double glazed bay window to front aspect. Radiator.

### Dining room 8' 9" x 12' 2" (2.66m x 3.70m)

Wood effect laminate flooring. Double glazed french doors leading onto patio area. Double glazed window to rear aspect. Radiator.

### Kitchen 11' 9" x 12' 9" (3.58m x 3.88m)

Wooden flooring. Modern-fitted kitchen with wall-base units. Integrated fan oven, wine fridge & sink drainer. Fitted island with integrated gas hob. Double glazed window to rear aspect.

### Utility room 7' 2" x 6' 6" (2.18m x 1.98m)

Wooden flooring. Plumbing for washing machine & tumble dryer. Double glazed window to side aspect & door.

### Downstairs WC 3' 7" x 6' 6" (1.08m x 1.98m)

Wooden flooring. WC & Sink. Double glazed frosted window to rear aspect.

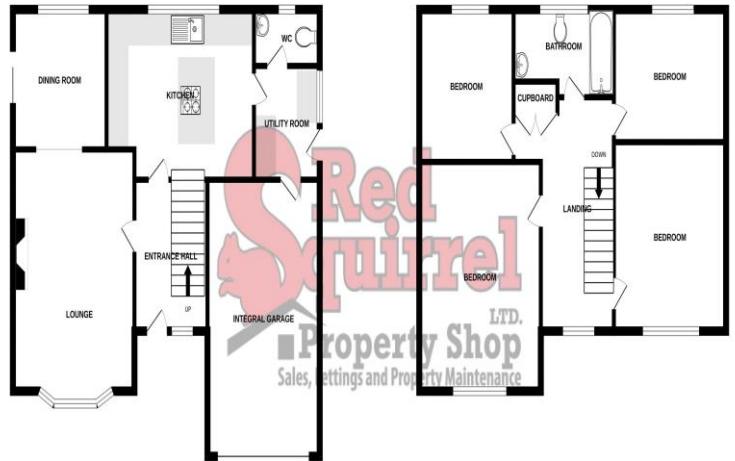
## Landing

### Master bedroom 10' 1" x 12' 4" (3.07m x 3.75m)

Carpet flooring. Double glazed windows to front aspect. Radiator.

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metrepro 1/2024

### Bedroom 1 13' 1" x 14' 7" (3.98m x 4.44m)

Carpet flooring. Double glazed window to front aspect. Radiator.

### Bedroom 2 9' 0" x 10' 0" (2.74m x 3.04m)

Carpet flooring. Double glazed window to rear aspect. Cupboards. Radiator.

### Bedroom 3 10' 0" x 12' 3" (3.04m x 3.73m)

Carpet flooring. Double glazed window to rear aspect. Radiator.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

