



Brocks Copse Road

Wootton
£450,000



Lancasters

A detached bungalow situated in a sought after residential street on the outskirts of Wootton. Within easy access of countryside walks and a short drive to either Newport or Ryde. The property has been extended over time and now provides flexible accommodation - which could make the bungalow suitable for a multi-generational home with annex. Perhaps you work from home? and need office space? Options are endless in this spacious property. Well appointed throughout, with off street parking and sunny aspect gardens.



4 Bedroom Detached Bungalow

Entrance

Lounge/Diner 22' 0" x 14' 5" (6.7m x 4.4m) L-shape max

A bright, dual purpose reception with double aspect picture windows. Fire place and lots of room for both dining and lounge furniture.

Kitchen 16' 10" x 13' 1" (5.14m x 4.0m) max

An open plan kitchen and utility with breakfast bar and plenty of floor and wall storage units. Separate area for washing machine etc.. and back door to the garden.

Bedroom 1 14' 6" x 8' 6" (4.42m x 2.6m)

Formerly the garage, now converted to a spacious double bedroom, with a front aspect.

Bathroom

Part of the garage conversion, family bathroom with panelled bath and shower over, w/c vanity and basin.

Bedroom 4 11' 3" x 8' 2" (3.44m x 2.5m)

A rear aspect double bedroom - currently used as a home office - views onto the garden.

Bedroom 3 12' 2" x 9' 10" (3.7m x 3.0m)

A double bedroom with side aspect. Original built in wardrobe.

Bedroom 2 13' 1" x 11' 2" (3.99m x 3.4m)

A large rear aspect double bedroom - with built in wardrobes

Shower Room

Additional wash room, with corner shower and cubicle, vanity w/c and basin.

Reception 9' 2" x 7' 10" (2.8m x 2.4m)

Additional reception room, which could be used as a kitchen for annexe purposes or extra bedroom.

SunRoom/Conservatory 12' 10" x 9' 6" (3.9m x 2.9m)

Dwarf wall and upvc constructed room, with French doors onto the garden.

Loft 40' 4" x 10' 6" (12.3m x 3.2m)

Accessed via a fixed ladder from the Lounge/diner - this space provides 2 areas of use, with lighting and velux style window. Fantastic for storage or a train enthusiast?

Outside

Open plan front garden with lawn and block paved drive - off street parking for several vehicles. At the rear is a flat lawned garden with several areas of interest - space for timber shed or green house, and gravel courtyard ideal for low maintenance gardeners. All with a sunny South/Westerly aspect.



Want more photos and a video? Scan here

Lancasters Estate Agents

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Tenure: Freehold

Council: D

EPC: D



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