

SPENCE WILLARD



Warwick Rise, New Road, Wootton Bridge, Isle of Wight

This detached home has recently undergone refurbishment and offers light and spacious accommodation close to Wootton Creek

VIEWING

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Warwick Rise

This family home has been recently refurbished to provide light and spacious accommodation with modern comforts. The property is set back from the road and benefits from large windows providing lovely, light rooms. During refurbishment the property has had gas connected to the property, with new heating, plumbing and electrical systems also being installed, along with new bathrooms and kitchen.

Wootton Bridge is a popular location, with the village providing many amenities, including various shops, restaurants and pubs, Lakeside Spa and 'Good' rated primary school. Directly from the property many coastal footpaths can be accessed, including to Woodside Beach a 10 minute walk. Nearby in Fishbourne is the car and passenger ferry, together with the Royal Victoria Yacht Club; whilst Ryde with its fast passenger ferries to Portsmouth (between 10 - 25 minute crossings) and wider range of amenities, including well-regarded Ryde School is only 4 miles away.

Accommodation

GROUND FLOOR

ENTRANCE PORCH A largely double glazed porch with inner reeded glazed door with matching side panels to:

ENTRANCE HALL A welcoming entrance with staircase rising to the first floor and large understairs storage cupboard with space for coats and shoes, with small window overlooking the rear garden.

SITTING ROOM A beautifully light, triple aspect room overlooking the gardens and enjoying the surrounding nature. French doors open to:

CONSERVATORY Southerly facing, overlooking the rear garden with French doors to the rear terrace.

OPEN-PLAN KITCHEN DINING ROOM A dual aspect room, opening to a spacious dining area, with ample seating space. There is a newly fitted kitchen to one end with an array of units including a breakfast cupboard and island unit with breakfast bar and Dekton worksurfaces over. Integral appliances to include Neff dishwasher, Neff ceramic hob with Samsung extractor over, Hotpoint fridge and freezer, and Samsung Smart Oven. Door to:

SIDE LOBBY A useful utility area with space for boots, accessed from the carport.

CLOAKROOM With WC and wash hand basin.

CARPORT With Electric Vehicle Charging Point, space for a car and further covered outdoor storage. With door to Utility Room this useful room provides additional storage space and has space and plumbing for both a washing machine and dryer. Window to the rear garden.

FIRST FLOOR

LANDING With a window filling the landing and stairwell with natural light whilst enjoying views over the rear garden. Hatch access to loft space with pull down ladder. Airing cupboard with slatted shelving.

BEDROOM 1 A double bedroom with window overlooking the front garden and Dressing Room with hanging rails and shelving.

SHOWER ROOM EN-SUITE With an outlook over the rear garden, newly fitted with a tiled and glazed shower cubicle, wash basin, and WC.

BEDROOM 2 A beautifully light, dual aspect double bedroom with built-in wardrobe cupboards. Creek glimpses.

BEDROOM 3 A further double bedroom with fitted wardrobes, enjoying views over the front garden with a Creek glimpse.

STUDY/BEDROOM 4 A light room overlooking the rear garden.

BATHROOM Recently installed with a tiled and glazed quadrant shower cubicle, bath with mixer tap and shower attachment, wash basin, WC and heated towel rail. Inset shelving with electric shaving point.

OUTSIDE A long tarmac driveway bordered by raised flowerbeds and lawn leads to a parking/turning area and CAR PORT with electric vehicle charging point. The front of the property is mainly laid to lawn with various mature trees and shrubs.

There is access to the rear of the property with paths leading around either side of the property to a large rear terrace with two small fishponds and a further area of lawn. There are three garden sheds and a greenhouse, adjacent to which is a gravelled seating area.

SERVICES Mains water, electricity and gas. Gas fired central heating. Private drainage.

TENURE Freehold

EPC Rating C

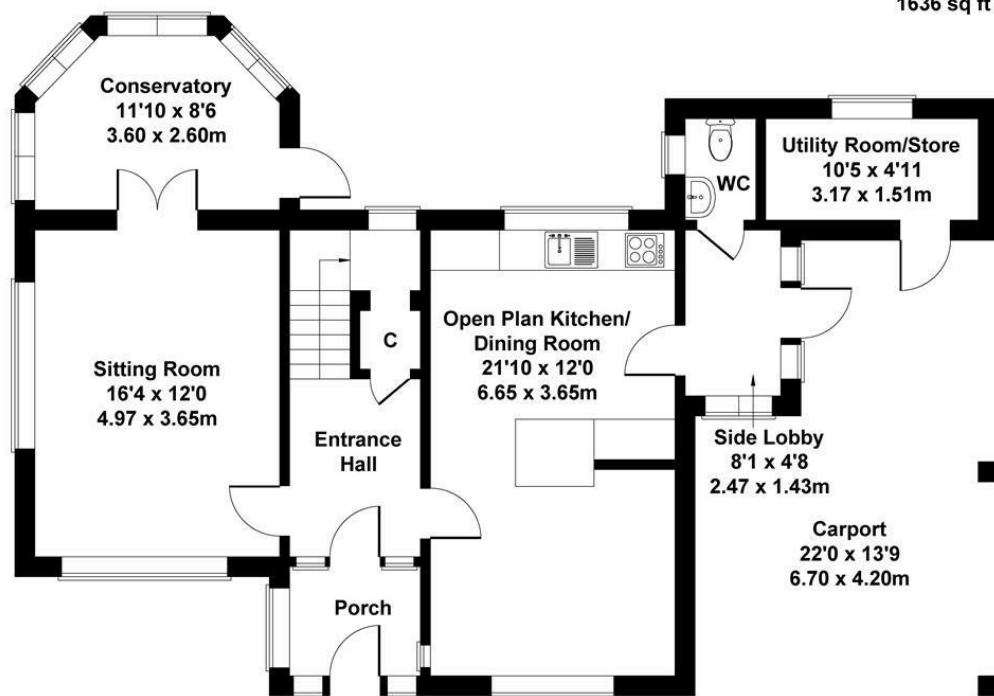
POSTCODE PO33 4JL

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents.

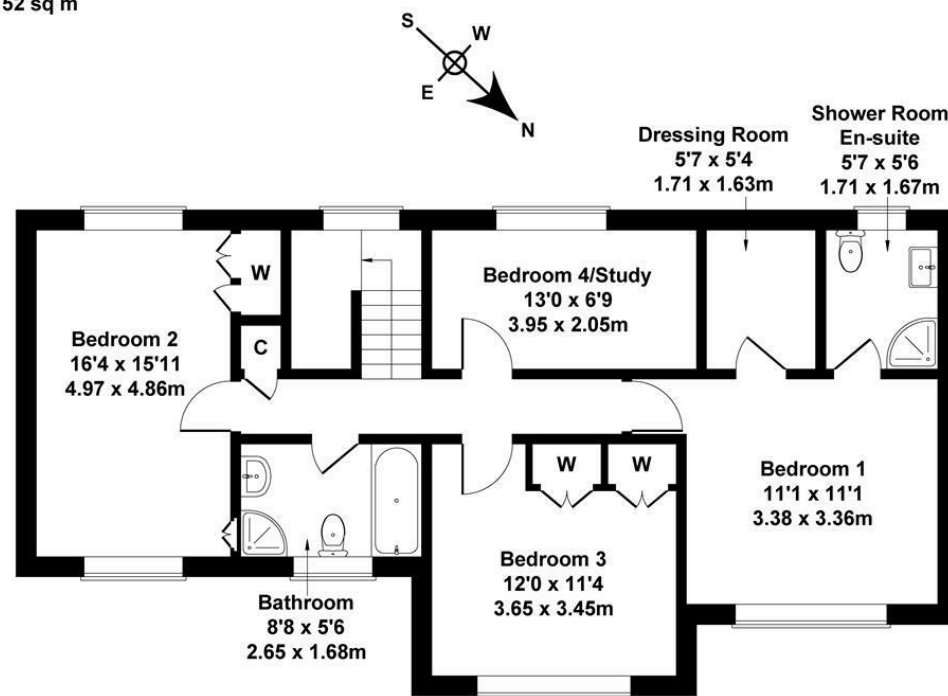


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Approximate Gross Internal Area
1636 sq ft - 152 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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