



## 7 THE POPLARS

FISHBOURNE, PO33 4EJ

£800,000  
FREEHOLD

SIMPLY STUNNING. A LARGE and spacious 3 Bedroom detached bungalow. Good size, yet manageable garden. Good size driveway. Recently refurbished to a beautiful standard. Walks to beach, Quarr Abbey, Local pub and Fishbourne ferry. EPC "D"

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- Fabulous, large 3 bedroom bungalow
- Superb location
- Stunning throughout
- Large garage, parking and manageable gardens



The accommodation with approximate measurements co

**Double glazed door to**

**Hallway**

Large spacious entrance area which leads to all rooms. 4 feature wall hung radiators. Airing cupboard with tank and storage. Loft access.

**Lounge 28'11" x 17'2"**

Large spacious room. Four feature radiators. Feature electric fire. Two double glazed Bow windows to both side aspects. French doors overlooking the enclosed garden. Double doors to:

**Kitchen / Diner 20'9" x 14'2"**

A beautifully fitted "Jewsons" stylish kitchen in duck egg blue. A high spec design to include bin storage, double fitted freezer and fridge. Fitted large larder units. "Nef" oven with plate warmer with an additional "Nef" combination oven / microwave. Bora hob with fitted extractor within matching Island. Pan drawers. Dishwasher. Coriane work tops. Sink and drainer. Door to hallway. Double glazed window overlooking the garden.

**Utility Room**

Double glazed window to side aspect. Double glazed door to front aspect. Stainless sink with storage under. Additional larder storage. Space for washing machine. Tiled flooring.

**Bedroom 13'6" x 11'10"**

Double glazed window to front aspect. Fitted

wardrobes with sliding doors and a mirror. Feature radiator. Door to:

**Ensuite 8'0" x 6'6"**

Modern fitted shower room. Large walk in shower. Bidet. Low level WC. Double hand basin with vanity storage under. Fitted mirror. Feature towel rail. Double glazed window to side aspect.

**Bedroom 14'2" x 12'3"**

Double glazed patio doors to garden. Feature radiator.

**Bedroom 14'0" x 9'8"**

Double glazed window to front aspect. Feature radiator.

**Bathroom 8'11" x 6'11"**

Double glazed window to front aspect. Bidet. Low level WC. Two hand basins with vanity storage. Feature bath with shower over and folding glass screen. Tiled flooring. Feature heated towel rail.

**Outside**

REAR: Fully enclosed and mainly laid to lawn. Decked area. Mature trees.

FRONT: Ample parking for several cars. Mainly laid to lawn.

GARAGE: 5.57 x 4.89

Electric garage door. Consumer unit. Wall hung boiler. Power and light. Two double glazed windows.

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GROUND FLOOR  
2030 sq.ft. (188.6 sq.m.) approx.



TOTAL FLOOR AREA: 2030 sq.ft. (188.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		64	
		80	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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