



38 WHITEHEAD CRESCENT

WOOTTON BRIDGE, PO33 4JF

£340,000
FREEHOLD

This 4 bedroom detached home offers 4 bedrooms and is situated within a quiet position within the village of Wootton. Easily maintained garden and ample parking. A great family home. EPC " D"

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- 4 bedroom detached home
- Good size rooms throughout
- Enclosed rear garden
- Quiet position
- Village location



The accommodation with approximate measurements co

Door to

Entrance hallway

Tiled flooring. Radiator. Doors to:

W.C.

Double glazed window to front aspect. Low level WC. Hand basin. Tiled flooring.

Lounge 4.22 x 5.10 (13'10" x 16'8")

Open plan to dining area. Radiator. Stairs to first floor. Open to:

Dining room 3.40 x 3.08 (11'1" x 10'1")

Radiator. Double glazed french doors to rear aspect. Door to:

Kitchen 4.27 x 2.37 (14'0" x 7'9")

Fully fitted with matching wall, base, drawer units and pull out larder unit. Fitted dishwasher. Stainless steel sink and drainer. Space for washing machine. Fitted electric oven, gas hob and extractor over. Space for american fridge/freezer. Radiator. Double glazed door to garden. Double glazed windows to rear aspect.

Stairs to first floor

Landing

Loft with insulation. Doors to:

Bedroom 4.05 x 3.53 (13'3" x 11'6")

Two double glazed windows to the front aspect.

Radiator. Built in wardrobes with sliding mirror doors.

Bedroom 3.51 x 1.87 (11'6" x 6'1")

Double glazed window to rear aspect. Radiator.

Bedroom 3.55 x 2.10 (11'7" x 6'10")

Double glazed window to rear aspect. Radiator.

Bedroom 4.21 x 2.41 (13'9" x 7'10")

Double glazed window to front aspect. Radiator,

Outside

REAR: Mainly laid to lawn. Large patio area. Summer house.

FRONT: Paved drive with ample parking

GARAGE: Up and over door. Power and light. Wall hung boiler. Consumer unit.

Additional information

EPC: "D"

Council tax band: "D"

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GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.6 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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
		80	
	61		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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SALES & LETTINGS

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements