



6 GLENDALE CLOSE WOOTTON BRIDGE, PO33 4RF

£575,000
FREEHOLD

Situated within a quiet tucked away position and offering a total of 5 bedrooms (annexe has 2 beds) Good size rooms and versatile throughout. Walking distance to the local amenities and bus routes.

Elite Collection

6 GLENDALE CLOSE

- 5 bedroom detached (including 2 bed annexe) • Versatile throughout • Good size rooms • Large GARAGE and GARDEN



The accommodation with approximate measurements

Door to

Entrance porch with door to hallway.

Hallway

Radiator. Stairs to first floor. Dado rail. Doors to:

Lounge 4.62 x 4.25 (15'1" x 13'11")

Double glazed windows to side and front aspects. Radiator.

Kitchen / breakfast room 7.13 x 3.10 (23'4" x 10'2")

Fully fitted with matching wall, base, drawer and display cabinets. Larder cupboards for storage. Fitted fridge. Fitted gas hob with extractor over. Fitted electric cooker. Sink and drainer with mixer tap. Tiled splash back. Double glazed window to rear aspect. Double glazed French doors to rear aspect. Room for table and chairs. Radiator.

Stairs to first floor

Landing

Double glazed window to front aspect. Radiator. Two storage cupboards into eaves. Airing cupboard with shelving and wall hung Worcester boiler.

Master bedroom 4.10 (max) x 3.86 (13'5" (max) x 12'7")

Double glazed window to rear aspect. Radiator. Fitted wardrobes and over head storage. Door to:

En-suite 2.63 x 1.87 (8'7" x 6'1")

Double glazed window to side aspect. Corner shower. Low level WC. Hand basin set in vanity storage drawers and cupboards. Part tiled walls. Heated towel rail.

Bedroom 5.57 (max) x 3.57 (18'3" (max) x 11'8")

Double glazed windows to front and side aspects. Radiator. Built in wardrobe, chest of drawers and matching cupboard for handy storage.

Bedroom 4.69 (max) 2.08 (min) x 4.26 (max) 2,73(min) (15'4" (max) 6'9" (min) x 13'11" (max) 6'6",239)

"L" shaped room. Double glazed windows to front and side aspects. Two radiators. Loft access. (part boarded and part insulated) Storage into eaves.

Bathroom 2.94 x 1.70 (9'7" x 5'6")

Double glazed window to rear aspect. Tiled walls and floor. Heated towel rail. Low level WC. Feature hand basin with mixer tap. "P" shaped bath with glass screen and over head shower. Heated towel rail.

Annexe

Hallway leads to all rooms. Radiator.

Bedroom 3,44 x 3.77 (9'10",144'4" x 12'4")

Double glazed window to front aspect. Radiator.

Shower room

Fitted corner shower. Low level WC. Hand basin with vanity storage. Tiled walls. Heated towel rail.

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Lounge 3.46 x 3.88 (11'4" x 12'8")

Double glazed window to side aspect. Double glazed French doors to rear aspect . Radiator. Dado rail. Door to:

Bedroom 4.45 x 2.86 (14'7" x 9'4")

Double glazed windows to front and side aspects. Radiator. Gas meter. Cupboard housing electric meter and consumer unit.

Kitchen / Utility 2.30 x 3.01 (7'6" x 9'10")

Fitted wall and floor units. Stainless steel sink and drainer. Space for free standing fridge and freezer. Double glazed door to rear aspect. Double glazed window to rear aspect.

Outside

Mature garden mainly laid to lawn with mature trees and shrubs. Planted borders. Patio area. Summer house with power. Shed 2.58 x 4.0. Gates to front aspects.

Front.

Mainly laid to lawn. Ample parking area with an additional matted parking drive to a further parking space.

Garage 5.74 x 4.72 (18'9" x 15'5")

Window and door to rear aspect.

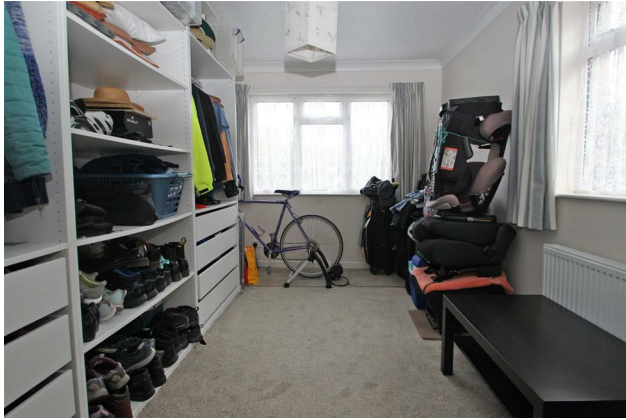
Additional information

Council tax band: "E"

EPC: tbc

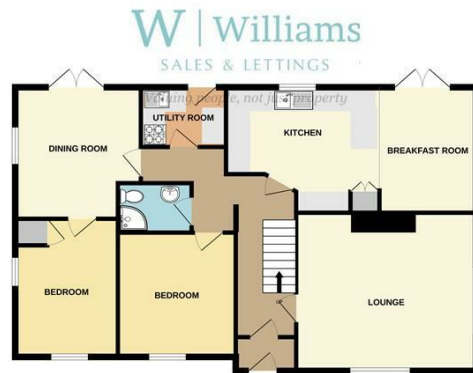








1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.

TOTAL FLOOR AREA: 1793 sq.ft. (166.6 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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