



LITTLE CREEK, NEW ROAD WOOTTON BRIDGE, PO33 4HU

£350,000
FREEHOLD

Fabulously located and a well presented 3 bedroom semi-detached home near to the hub of Wootton Bridge and close to Wootton Creek. Offering versatile living space and good size rooms throughout. Enclosed garden with swimming pool. EPC "E"

W | Williams
SALES & LETTINGS

NEW ROAD

- 3 bedroom semi detached home • Verstaile living accommodation • Nicely presented throughout • Great village position and near to CREEK



The accomodation with approximate measurements co

Door to

Entrance hallway

Radiator. Under stairs storage cupboard. Additional cupboard with shelving. Dado rail. Stairs to first floor. Doors to:

Lounge 11'10" x 9'10", 118'1"

Double glazed sash windows to front aspect. Picture rails. Radiator. Gas feature log burner with stone hearth.

Cloakroom

Double glazed window to side aspect. Low level WC. Hand basin. Radiator.

Sitting room 20'0" x 11'11"

Two radiators. Double glazed window to side aspect. Built in cupboards, Fire place with inset fire with back boiler and tiled hearth. Picture rails. Double doors to:

Sun Room 7'10" x 7'11"

Sliding patio doors to rear aspect and enclosed garden.

Kitchen 12'4" x 8'9"

Fitted with matching wall, base and drawer units. Space for free standing cooker, dishwasher and fridge. Stainless steel sink and drainer with mixer tap and tiled splash back. Two large walk in larder cupboards. Double glazed window to front and side aspects. Radiator. . Door to:

Utility Room 7'4" x 6'5"

Radiator. Double glazed window to side aspect. Space for fridge/ freezer and washing machine.

Stairs to first floor

Dado rails. Loft access. Double glazed window to side aspects. Doors to:

Bedroom 11'1" x 12'4"

Double glazed window to rear aspect. Picture rails. Radiator. Airing cupboard.

Bedroom 11'10" x 9'10"

Double glazed sash window to front aspect. picture rail's. Radiator. Built in wardrobes.

Bedroom 8'9" x 8'6"

Double glazed window to side aspect. Radiator.

Bathroom

Corner bath with shower attachment over. Low level WC. Hand basin. Radiator. Double glazed window to side aspect.

Outside

Front.

Off road parking for several vehicles.

Workshop / Lean to:

To the side of the house benefiting from power, lighting and a polycarbonate roof. A door gives access to a side path which leads on to the rear garden.

Outside - Rear -

A lovely, manageable garden with good size patio areas, storage areas and an inset swimming pool that is heated via solar heating system. Shed. Feature Well. Greenhouse. The sunroom leads onto the patio at the rear..

Please note. The vendors are prepared to remove the swimming pool and 'make good' if a purchaser requests.

Additional information

Council Tax: C

EPC: E

Freehold

Mains Gas, Water and Electric



NEW ROAD





GROUND FLOOR
813 sq.ft. (75.6 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.

TOTAL FLOOR AREA: 1236 sq.ft. (114.8 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.
 Made with Metropix ©2024



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	

W | Williams

SALES & LETTINGS

Williams Estate Agents
 41 High Street
 Wootton Bridge
 Isle Of Wight
 PO33 4LU

01983 883333
 sales@williamsisleofwight.co.uk
 lettings@williamsisleofwight.co.uk
 www.williamsisleofwight.co.uk

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