



## BRIDGEWAY NEW ROAD

WOOTTON BRIDGE, PO33 4HX

£450,000  
FREEHOLD

A nicely presented 4 bedroom detached home situated close to the hub of the village. Good size rooms throughout and in our opinion a fabulous family home. Walking distance to the nearby Creek and village amenities. Offered as CHAIN FREE.

*Elite Collection*



# BRIDGEWAY NEW ROAD

- 4 bedroom detached house
- Good size rooms
- Large conservatory
- Great position
- CHAIN FREE



## The accommodation with approximate measurements

### Door to

### Porch

Tiled flooring. Door to:

### Hallway

Under stairs storage. Stairs to first floor. Radiator. Doors to:

### Cloak room

Triple glazed window to front aspect. Low level WC. Hand basin. Radiator.

### Lounge 7.98m x 3.56m (26'2" x 11'8")

Triple glazed bow window to front aspect. Two radiators. Fire surround with inset electric fire. Over sized double glazed doors to :

### Conservatory 4.43 x 3.63 (14'6" x 11'10" )

Large conservatory for relaxing in, with doors directly into the garden.

### kitchen

Nicely fitted spacious kitchen with matching wall, base and drawer units. Fitted induction hob with extractor over. Fitted double oven. Space for fridge / freezer. Sink and drainer. Space for table and chairs. Double glazed window to rear and side aspect. French doors to garden.

### Turned stairs to first floor

### Landing

Loft access. Airing cupboard with shelving and tank. Doors to:

### Bedroom 3.79 x 2.90 (12'5" x 9'6")

Fitted matching wardrobes with overhead storage, bed side cabinets and vanity area. Radiator. Triple glazed windows to front aspect. Door to:

### En suite 2.93 x 2.77 (9'7" x 9'1")

Triple glazed window to front aspect. Oversized corner shower. Low level WC. Hand basin with ample vanity storage. Large fitted mirror. Radiator. Additional storage cupboard.

### Bedroom 3.56 x 3.02 (11'8" x 9'10")

Triple glazed window to rear aspect. Radiator.

### Bedroom 2.68 x 2.61 (8'9" x 8'6")

Triple glazed window to rear aspect. Radiator.

### Bedroom 3.88 x 2.62 (12'8" x 8'7")

Triple glazed window to front aspect. Radiator.

### Bathroom

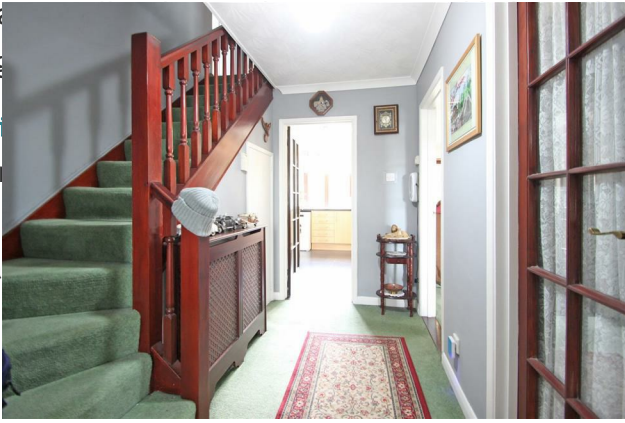
Triple glazed window to rear aspect. Low level WC. Hand basin. Bath with shower attachment . Radiator.

### Outside

Rear: Fully enclosed and mainly laid to lawn. Patio area. Mature shrubs. Gate to front aspect.

Front: Paved for parking

Garage  
hung  
Add  
Cour  
Sola



# BRIDGEWAY NEW ROAD









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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Elite Collection

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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