



## 15A STATION ROAD WOOTTON BRIDGE, PO33 4QU

£345,000  
FREEHOLD

CHAIN FREE. A beautiful 4 bedroom semi-detached house with master bedroom en-suite. Good size, manageable garden. Open plan kitchen / diner leading onto decking are rear garden

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SALES & LETTINGS

# 15A STATION ROAD

- 4 bedrooms ( 1 en-suite) • Beautifully presented • Open plan kitchen/diner • Close to all amenities • Off Road Parking



## THE ACCOMMODATION WITH APPROXIMATE MEASUREMENTS

### HALLWAY

Radiator. Under stairs storage cupboard. Doors to:

### LOUNGE 17'8" x 12'0"

Double glazed window to front aspect. Radiator.

### KITCHEN/DINER 18'8" x 16'7"

Beautifully designed kitchen with matching floor to ceiling high shine units. Fitted 5 ring gas hob with feature extractor over. Fitted eye level electric oven and grill. Fitted fridge/freezer. "Island" with wine rack and wine chiller. Fitted dishwasher, washing machine, pan drawers and sitting area. Inset sink with mixer extendable tap. Feature lighting. Under floor heating. Room for table and chairs. Two sets of Bi-fold doors to the enclosed garden.

### WC

Double glazed window to front aspect. Low level WC. Hand basin. Radiator. Consumer unit.

### STAIRS TO FIRST FLOOR

### LANDING

Double glazed window to side aspect. Radiator. Airing cupboard with tank and shelving. Loft access ( insulated and light) Doors to:

### MASTER BEDROOM 12'6" x 9'11"

Double glazed window to rear aspect. Radiator. Door to:

### EN-SUITE

Tiled walls and floor. Low level WC. Hand basin. Feature heated towel rail. Walk in shower.

### BEDROOM 9'3" x 8'5"

Double glazed window to rear aspect. Radiator.

### BEDROOM 14'9" x 10'6"

Double glazed window to front aspect. Radiator.

### BEDROOM 8'9" x 7'10"

Double glazed window to front aspect. Radiator.

### BATHROOM

Tiled floors and walls. Low level W.C, Basin. Feature heated towel rail. Bath with shower over and folding glass screen.

### OUTSIDE

REAR: Fully enclosed. Composite decked areas. Hot tub. Lawn area. Gate to side aspect and front.

FRONT: Parking

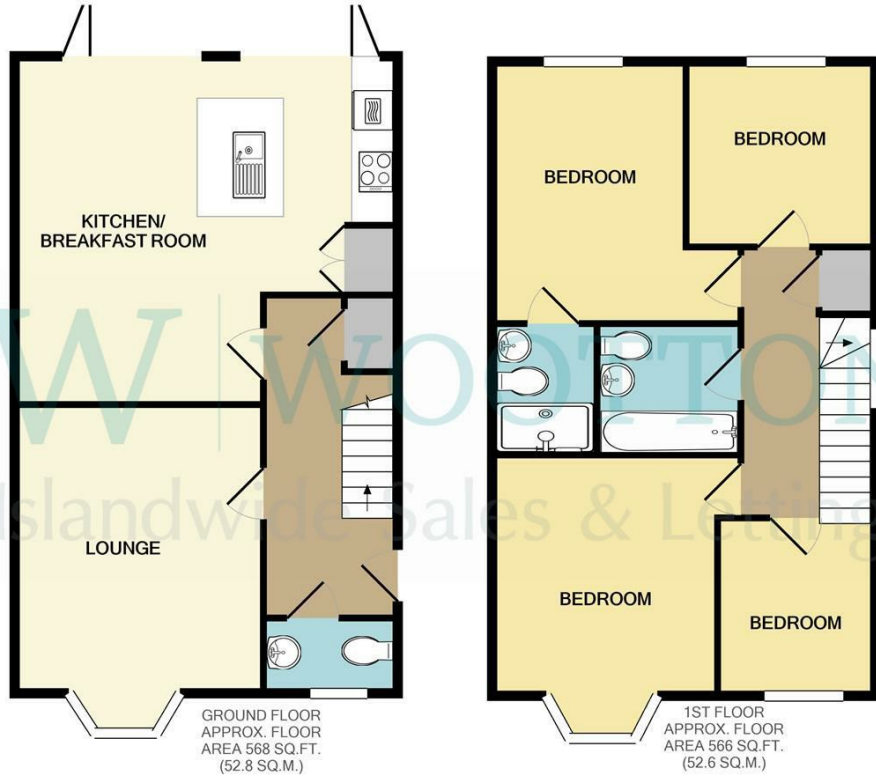
Freehold

EPC: C

Please note - the Kitchen is currently being decorated - so we are using historic pictures.

# 15A STATION ROAD





TOTAL APPROX. FLOOR AREA 1134 SQ.FT. (105.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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