



67 STATION ROAD WOOTTON BRIDGE, PO33 4RE

£2,200

Welcome to this charming bungalow located on Station Road in the picturesque village of Wootton Bridge, Ryde. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four/five bedrooms and two shower rooms, there is ample space for everyone to enjoy their own privacy and comfort.

The property's bungalow style offers easy accessibility and a sense of coziness. The open plan living area is bright and inviting, with bi-fold doors that seamlessly connect the indoor space to the large garden outside. Imagine enjoying a cup of tea in the morning while basking in the natural light that floods the living room.

One of the highlights of this property is the log burner in the living room, providing a warm and inviting atmosphere during the colder months. The ample parking available ensures that you and your guests will never have to worry about finding a spot.

Whether you are looking for a peaceful retreat or a place to create l

Ideal location for mainland commuters, Ryde and Newport town, hospital and schools.

Elite Collection

67 STATION ROAD

- Spacious 4/5 bedroom detached bungalow
- Recently refurbished throughout
- Open plan kitchen / diner / Living room
- Log burner
- Walking distance to Wootton Bridge village
- EPC D
- Single garage
- Ideal for commuters for mainland
- Easy access to Newport, Ryde, hospital and schools



Entrance Hall

Spacious area with covered radiator, cupboard, door leading to courtyard area of garden. Wooden flooring throughout

Kitchen/Diner/Living Room 36'4" x 21'7"

An impressive spacious open plan living area. Kitchen - Single sink/drain, window to side of the property. Two single ovens at eye height and low level. Shaker style kitchen units, mainly low storage, breakfast bar, electric 4 ring hob, space and water connection for American Freezer. Modern vertical radiator.

Living / Dining area - Bi folding doors to patio area, overlooking the well established garden. Log burner. 2 x radiators. Wooden floor throughout.

Living room / Bedroom 22'4" x 9'10"

Double aspect window overlooking front bay window and side of the property. Feature fireplace. Side lights, radiator, grey carpet throughout. Feature round stain glazed window. Radiator

Bedroom 13'10" x 12'9"

Bay window to front of the property, decorative round stain glass window. Grey carpet. radiator.

Shower Room

Spacious newly renovated shower room. Walk in

shower, with two basins with cupboards. Toilet. Plumbing for washing machine.

Bedroom 18'0" x 7'6"

Wooden flooring throughout - French doors leading to patio area of the garden. Radiator

Bedroom 19'7" x 11'9"

Wooden flooring throughout French doors leading to the back garden, window, radiator

Bedroom 19'7"x 9'4"

Wooden flooring throughout. French doors to the garden and high windows. Radiator

Shower Room

Newly fitted shower room. Double shower enclosure, toilet and large basin with cabinet.

Hallway

Built in cupboard. Door leading to single garage.

Outside

Front of the property. Spacious driveway with in and out entrance. Small garden to front with established shrubs. Side access to the property. Water butts. Garden
Mainly laid to lawn. Established shrubs, raised patio area and courtyard garden laid with paving slabs.



BEDROOM
12'6" x 7'11"
3.81m x 2.41m

2.38m x 1.82m

GROUND FLOOR AREA: 2511 sq.ft. (233 sq.m.)

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 (CO₂) 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		
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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