



**111 NEWNHAM ROAD**  
**, PO33 3TF**

**£575,000**  
**FREEHOLD**

An absolutely stunning 3 bedroom detached bungalow. Fabulous open plan design. Master bedroom en-suite. Manageable easy garden and large driveway. Utility Room Just move on in and enjoy this fabulous property.

**W | Williams**  
SALES & LETTINGS

# 111 NEWNHAM ROAD

- 3 bedroom detached bungalow • Beautifully presented and immaculate throughout • Easily maintained garden • Ample parking • Remainder of Protek Warranty ( 7 years)



The accommodation with approximate measurements co

Double glazed door to

## Hallway

Open plan to:

## Lounge/ Diner / Kitchen

Open plan

## Lounge area 24'10" x 16'6"

Sliding patio doors to garden. Inset lighting. Open to inner hallway. Open to kitchen.

## Kitchen 11'6" x 9'10"

Beautifully fitted stylish kitchen with matching wall, base and drawer units. Larder pull out cupboard. Fitted NEF dishwasher and bin store. NEF electric oven and grill. Fitted fridge / freezer. NEF induction hob with extractor over. Ceramic sink and drainer with mixer tap and tiled splash back. Door to:

## Utility room

Double glazed window to front aspect. Double glazed door to side aspect. Space and plumbing for washing machine and tumble dryer. Fitted units. Stainless steel sink and drainer. Loft hatch with ladder and fitted boiler and tank.

## Inner hallway

Deep large cupboard with sliding doors. Doors to:

## Bedroom 10'5" x 10'8"

Double glazed window to front aspect.

## Bedroom 13'4" x 12'8"

Double glazed window to rear aspect. Door to:

## En suite

Tiled walls and floor. Over size walk in shower. Low level WC. Hand basin with vanity storage. Heated towel rail. Fitted mirror.

## Bedroom 10'2" x 14'2"

Double glazed window to front aspect.

## Bathroom 10'3" x 6'4"

Double glazed window to front aspect. Bath. Low level WC. Hand basin with vanity storage. Heated towel rail. Over sized walk in shower.

## Outside

Rear: Mainly laid to lawn with mature shrubs. Patio area.

Front: Ample parking for several cars. Paved and shingle area. Raised flower bed with mature planting.

No using the Property for any trade or business and to use the Property as a private dwelling house only. No parking of caravans and mobile homes. Approx. £200 annual maintenance charge Council Tax Band E. EPC B  
VENDORS CIRCUMSTANCES: Vendor has to find and onward purchase.



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GROUND FLOOR  
1322 sq.ft. (122.8 sq.m.) approx.



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		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	

**W | Williams**  
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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