





# 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.

Williams
SALES & LETTINGS

### 111 NEWNHAM ROAD

3 bedroom detached bungalow • Beautifully
 presented and immmaculate
 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.













## 111 NEWNHAM ROAD



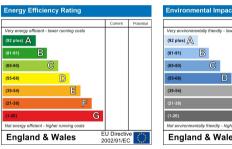


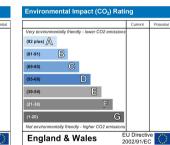


#### **GROUND FLOOR** 1322 sq.ft. (122.8 sq.m.) approx.









## $\mathbf{W}$ $\mid$ Williams

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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