



## 11 WOODSIDE AVENUE

ALVERSTONE GARDEN VILLAGE, PO36 0JD

£625,000  
FREEHOLD

An immaculate 3/4 bedroom home located on Woodside Avenue in the picturesque Alverstone Garden Village. Situated in a semi-rural setting, this home also offers a peaceful retreat and a mature garden which surrounds the property and allowing a wildlife haven, perfect for nature enthusiasts or those looking to relax in a tranquil environment.

Don't miss out on the opportunity to own this wonderful property - book a viewing today.

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SALES & LETTINGS

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- Immaculate 3/4 bedroom detached home
- Quiet semi rural location
- Woodland backdrop
- Mature manicured gardens
- Double garage and ample parking



## Porch area

Double glazed door to :

## Entrance hallway

Glass panels to front. Radiator. Stairs to first floor. Under stairs cupboard.

## Cloakroom

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

## Lounge 19'9" x 11'6"

Double glazed French doors to the beautiful manicured garden which backs on to woodland. Double glazed patio doors to the side aspect and on to the patio area. Double glazed window to front aspect. Radiator.

## Kitchen / Diner 16'9" ( max ) x 10'8" ( min ) ( 11'0" max )

A nicely fitted kitchen with matching wall, base, drawer and display units. Stainless steel sink and mixer tap. Belling electric oven and gas hob with extractor over. Fitted Smeg dishwasher. Fitted fridge. Double glazed window over looking the garden. Double glazed door to the side aspect. Room for table and chairs.

## Study / Bedroom 4 29'6" x 3'3" x 22'11" x 36'1"

Large picture window overlooking the garden. Radiator.

## Stairs to first floor

## Landing

Gallery stairs. Loft access ( insulated, ladder and light). Airing cupboard with shelving. Doors to:

## Bedroom 12'9" x 9'10"

Double glazed window to front aspect. Radiator.

## Bedroom 9'9" x 9'6"

Double glazed window to rear aspect. Radiator.

## Master bedroom 20'3" x 9'10"

Double glazed windows to both side and rear aspects. Feature port window to front aspect. Radiator. Built in wardrobe. Open to:

## En-suite shower room 7'0" x 6'9"

Large walk in shower. Low level WC. Hand basin with built in vanity storage.

## Family shower room

Double glazed window. Large corner shower. Hand basin. Low level WC. Heated towel rail.

## Outside

FRONT: Mainly laid to lawn with mature shrubs and plants.

DOUBLE GARAGE: 16'8 X 16'3 Up and over door. Light and power. Plumbing for washing machine.

REAR: Beautiful manicured gardens that wrap around this lovely property. Well kept lawns. Mature plants, trees and shrubs. Backing on to woodland and rural footpath. Patio and seating areas.

## Additional Information

Council tax band: "F"



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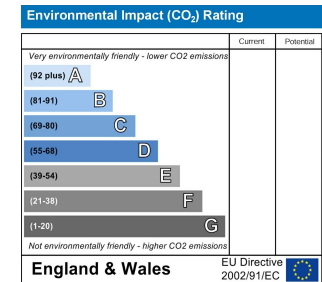
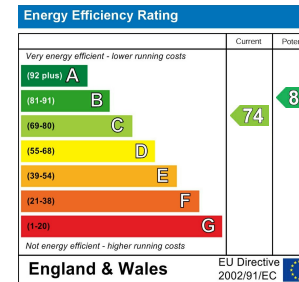






TOTAL FLOOR AREA: 1280 sq.ft. (119.0 sq.m.) approx.

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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