



22 WHITEHEAD CRESCENT

WOOTTON BRIDGE, PO33 4JF

£335,000
FREEHOLD

This delightful 3 bedroom detached bungalow boasts three cosy bedrooms and is situated within a tucked away position within the village. This lovely property was built in 1973 and has had the same owners who have extended and updated the property throughout their time of ownership.

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- Beautiful 3 bedroom bungalow • Garage and driveway • Low maintenance garden • Well presented throughout



The accommodation with approximate measurements

Hallway

Laminate flooring. Radiator. Loft access. Doors to:

Bedroom 2.93 x 3.33 plus wardrobes (9'7" x 10'11" plus wardrobes)

Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom 2.80 x 2.71 (9'2" x 8'10")

Double glazed window to front aspect. Radiator.

Shower room 1.72 x 1.94 (5'7" x 6'4")

Good size walk in shower. Hand basin with vanity storage. Low level. WC. Heated towel rail. Tiled walls.

Lounge / diner 6.32 (max) x 4.86 (max) (20'8" (max) x 15'11" (max))

"L " shape. Laminate flooring. Double glazed window to rear aspect. Electric inset fire with feature surround. Dado rail. Doors to:

Bedroom 2.98 x 4.05 (9'9" x 13'3")

Fitted wardrobes with matching over head storage, bed side cabinets and chest of drawers. Double glazed window to rear aspect.

Kitchen 3.95 x 3.15 (12'11" x 10'4")

Extended fitted kitchen with matching wall, base and drawer units. Display matching units and larder storage cupboards. Room for free standing fridge/ freezer. Fitted electric oven and gas hob with extractor over. Breakfast bar. Stainless steel sink

and drainer with mixer tap and tiled splash back. Double glazed window to side aspect and double glazed door to rear aspect.

Garage 3.99m x 2.39m (13'1" x 7'10")

Up and over door. Consumer unit. Vaillant wall hung boiler. Stainless steel sink and drainer. Space and plumbing for washing machine. Gas and electric meter.

Outside

Rear: Paved patio area. Mature plants and shrubs.

Front: Mainly laid to lawn and mature planting. Patio area.

Additional information

Council tax band : "D"

EPC: C

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GROUND FLOOR
907 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.2 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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		84	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	69		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		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