



**29 NEW ROAD**  
BRADING, PO36 0AH

**£400,000**  
FREEHOLD

A nicely presented 4-bedroom detached house which offers stunning views over the Marchcombe Marshes from the balcony and raised patio. A fabulous tranquil backdrop from a great family home which offers so much space and versatility for any growing family. This is one not to be missed!

**W | Williams**  
SALES & LETTINGS

## 29 NEW ROAD

- 4 bedroom detached home
- Fabulous views across Marshcombe Marshes
- Nicely presented throughout
- Raised patio and balcony
- A great family home



### Approximate measurements

#### Double glazed door to

#### Porch

Double glazed windows. Storage shelving. Door to:

#### Hallway

Stairs to first floor. Radiator. Storage cupboard.

#### Lounge 4.82 x 3.63 (15'9" x 11'10" )

Double glazed box window. Radiator. Feature wood burner with tiled hearth. Wooden mantle.

#### Lounge / Diner 7.12 x 3.03 (23'4" x 9'11" )

Radiator. Double glazed window to side aspect. Double glazed French doors to raised patio overlooking the garden and countryside beyond. Feature fire.

#### Kitchen 4.98 x 2.06 (16'4" x 6'9" )

Double glazed window to side and rear aspect. Double glazed door to raised patio over looking the garden. Fully fitted with matching wall, base and drawer units. Sink and drainer with mixer tap. Electric hob with extractor over. Fitted electric oven. Fitted dishwasher. Breakfast bar. Radiator.

#### Utility room

Double glazed window to side aspect. Wall hung Vaillant boiler. Stainless steel sink and drainer. Shelving. Space and plumbing for washing machine. Space for freezer.

#### Cloakroom

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

#### Stairs to first floor

#### Landing

Double glazed window to side aspect. Radiator. Airing cupboard with shelving. Loft access. Doors to:

#### Bedroom 4.80 x 3.62 (15'8" x 11'10" )

Radiator. Double glazed box bay window to front aspect with window seat. Door to:

#### En-suite. 1.76 x 1.92 (5'9" x 6'3")

Double glazed window to front aspect. Radiator. Shower cubicle. Hand basin. Low level WC. Heated towel rail. Radiator.

#### Bedroom 2.72 x 2.42 (8'11" x 7'11" )

Double glazed window to side aspect. Built in wardrobe. Radiator.

#### Bedroom 4.96 ( max) x 2.07 (16'3" ( max) x 6'9" )

Built in wardrobe. Radiator. Double glazed window to side aspect. Double glazed window to rear aspect overlooking the garden and open views beyond.

#### Bedroom 3.41 x 3.04 (11'2" x 9'11" )

Double glazed French doors to balcony overlooking the garden and open views beyond. Radiator. Built in wardrobes. .



### Bathroom 3.20 x 1.96 (10'5" x 6'5" )

Double glazed window. Corner shower. Bath. Low level WC. Hand basin with built in vanity storage. Heated towel rail.

### Outside

Mature garden which backs on to open fields and Marshcombe Marshes. Mainly laid to lawn. Patio areas. Cellar access which is a great storage area. Wooden shed. NARROW entrance giving access to garage/ workshop.

### Additional Information

Council tax: Band "D"

EPC: "C"

Solar panels: Leased ( approx 12 years )



## 29 NEW ROAD









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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# W | Williams

SALES & LETTINGS

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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