



## 4 PALMERS ROAD WOOTTON BRIDGE, PO33 4NA

£535,000  
FREEHOLD

This traditional detached house located on Palmers Road provides a fabulous family home. Situated close to all amenities, including shops, schools, and transport links, this home offers both convenience and comfort. With its four bedrooms, traditional charm, large conservatory, and mature garden, this property is the perfect onward purchase.

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## 4 PALMERS ROAD

- 4 bedroom detached traditional house
- Good size rooms
- Large Conservatory and garden
- Close to village hub and amenities
- fabulous family home



**The accommodation with approximate measurements:**

**Door to**

**Hallway**

Under stairs storage. Stairs to first floor. Built in cupboard housing electrics and storage. Doors to:

**Dining room 13'11" x 13'11"**

Double glazed window to front aspect. Wood burner set within marble fire place. Radiator.

**Lounge 11'10" x 14'4"**

Wood burner set within a stone fireplace. Radiator. Glazed doors and windows looking into conservatory.

**Kitchen 18'2" x 10'4"**

Fully fitted kitchen with matching wall, base and drawer units. Space for dishwasher. Sink and drainer with mixer tap. Rangemaster double freestanding cooker with matching extractor over. Space for fridge / freezer. Tiled flooring. Double doors to conservatory. Double glazed window to side aspect and rear porch. Door to utility room. Door to:

**Conservatory 6.37 x 4.42 ( max)**

"P " shape and beautifully designed. Tiled flooring. Two Radiators.

**Utility room 8'8" x 7'3"**

Fitted with matching wall and base units. Ceramic sink and drainer with mixer tap. Tiled splash back.

Space for fridge / freezer. Wall hung Vaillant boiler. Space and plumbing for washing machine and tumble dryer. Velux window.

**Rear porch 5'6" x 3'10"**

Double glazed door to front aspect. Double glazed windows.

**Shower room 7'8" x 6'0"**

Corner shower cubicle. Low level WC. Hand basin. Heated towel rail. Tiled flooring. Double glazed window to front aspect.

**Stairs to first floor**

**Landing.**

Double glazed window to side aspect. Loft access. ( ladder, light and part boarded) Handy shoe cupboard. Doors to:

**Bedroom 11'9" x 14'0"**

Double glazed Bay window. Radiator.

**Bedroom 7'6" x 9'6"**

Double glazed window to front aspect. Radiator.

**Bedroom 11'6" x 13'4"**

Two double glazed windows to rear aspect. Radiator.

**Bedroom 10'5" x 8'0"**

Double glazed windows to both front and rear aspects. Radiator. Exposed floor boards.

**Bathroom 9'3" x 6'9"**

Double glazed window to rear aspect. Hand basin.

Bidet. Low level WC. Bath with folding glass screen and over head shower.

### Outside

Rear: Large garden and mainly laid to lawn with an abundance of trees, shrubs and plants. Fully secure for children and pets. Gate to side aspect.

Front: Small lawn area and planted shrubs. ORP.

### Additional Information

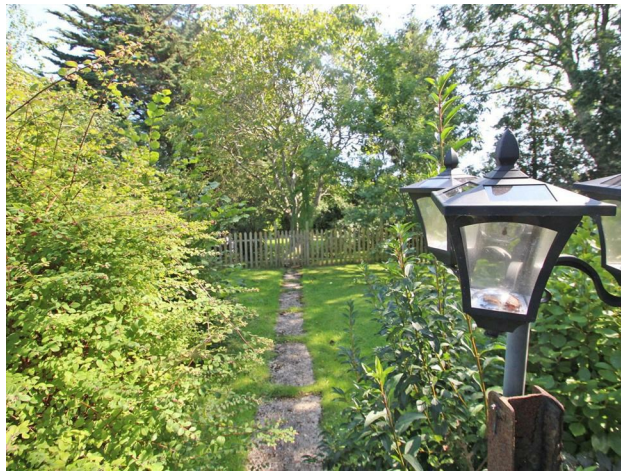
Council tax band: "E"

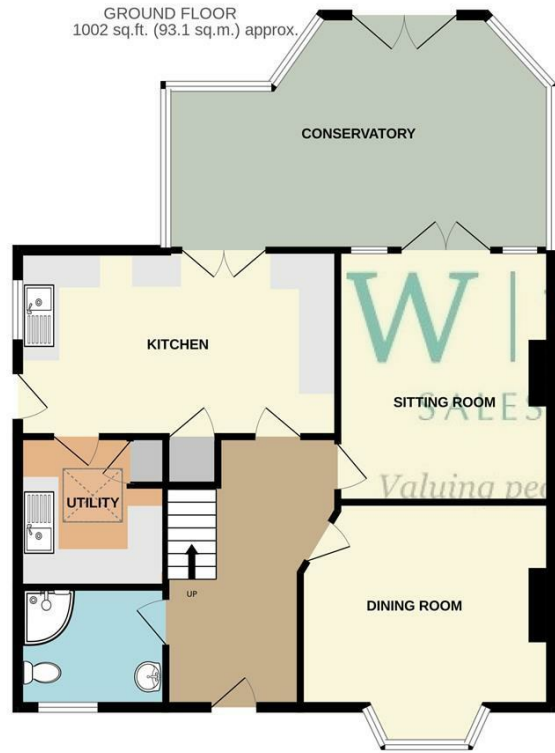
EPC: tbc



## 4 PALMERS ROAD







TOTAL FLOOR AREA: 1641 sq.ft. (152.4 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		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	69	77

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

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