



## STATION ROAD WOOTTON BRIDGE, PO33 4RG

£600,000  
FREEHOLD

Set in the sought after 'Acorns' development off of Station Road, Wootton. This 5 - 6 bedroom detached house with DOUBLE GARAGE, DRIVEWAY, 2 bedrooms are en-suite, DOWNSTAIRS STUDY is beautifully presented throughout. Offered CHAIN FREE.

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# STATION ROAD

- 5-6 Bedroom detached house • Double garage and driveway • Downstairs study • Offered Chain Free



## DOUBLE GLAZED DOOR TO

### OPEN HALLWAY

Airy open space with stairs to the first floor. Built in shoe storage. Under stairs storage. Double glazed windows to side and rear aspects. Doors to

### LOUNGE 16'7" x 16'4"

Double glazed sash windows to rear and side aspects. Double glazed French doors to side aspect and garden. Feature fire with marble surround and wooden hearth. TV point. Radiator.

### KITCHEN/DINER 21'4" x 14'7"

Nicely fitted kitchen with matching wall, base and drawer units. Eye level oven and grill. Gas hob with extractor over. Sink and drainer with mixer tap and tiled splash back. Space for dishwasher and fridge freezer. Built in additional fridge/ freezer. Radiator. Double glazed window to front aspect. Double glazed over size French doors to enclosed garden. Room for table and chairs. Door to

### UTILITY ROOM

Double glazed door to garden. Double glazed sash window to front aspect. Tiled flooring. Radiator. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer. Larder cupboards for additional storage.

### DINING ROOM 10'5" x 9'8"

Double glazed sash window to front aspect. Radiator.

## SHOWER ROOM

Over size shower. Low level WC. Hand basin. Tiled floors. Part tiled walls. Heated towel rail. Double glazed sash window to front aspect.

## STAIRS TO FIRST FLOOR

### LARGE OPEN LANDING

Airing cupboard with shelving. Radiator. Doors to:

### BEDROOM 16'4" x 12'11"

Double glazed sash windows to both side and rear aspects. Radiator. Door to:

### ENSUITE

Corner shower. Low level WC. Bidet. Hand basin. Tiled flooring and part tiled walls. Heated towel rail. Double glazed sash window to rear aspect.

### BEDROOM 10'4" x 9'3"

Double glazed sash window to front aspect. Radiator.

### BEDROOM 11'0" x 9'5"

Double glazed sash windows to front aspect. Radiator.

### BEDROOM 11'1" x 10'4"

Double glazed sash window to front aspect. Radiator.

## BATHROOM

Corner shower. Low level WC. Hand basin. Free standing feature clawed bath with mixer tap. Tiled

floor and part tiled walls. Heated towel rail. Double glazed sash windows to rear and side aspects.

### STAIRS TO SECOND FLOOR

Large storage cupboard. Velux window. Door to

### BEDROOM 15'8" x 13'5"

Double glazed Velux windows. Radiator. Built in walk in storage cupboard. Storage into eaves. Door to

### EN SUITE

Shower cubicle. Low level WC. Hand basin. Tiled floor and part tiled walls. Velux window. Heated towel rail.

### OUTSIDE

Front

Ample paved area for several cars. Mature planting area.

Garage

Up and over doors. ( electric) mezzanine loft space.

Rear

Fully enclosed garden with mature planted borders. Paved for easy upkeep. Power and water.

Each of the 5 houses contribute to the up-keep of the communal entrance and we believe a charge of approx. £65 was paid last year. Council Tax Band F

### Additional information

Council tax band " F"

EPC: "C"

## STATION ROAD





Wootton Islandwide Sales & Lettings

TOTAL FLOOR AREA : 2200 sq.ft. (204.3 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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