





# 38 WHITEHEAD CRESCENT WOOTTON BRIDGE, PO33 4JF

£330,000 FREEHOLD

This 4 bedroom detached home offers 4 bedrooms and is situated within a quiet position within the village of Wootton. Easily maintained garden and ample parking. A great family home. EPC "D"

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#### 38 WHITEHEAD CRESCENT

4 bedroom detached home
 Good size
 rooms throughout
 Enclosed rear
 garden
 Quiet position
 Village location





## The accommodation with approximate measurements co

#### Door to

#### **Entrance hallway**

Tiled flooring. Radiator. Doors to:

#### W.C.

Double glazed window to front aspect. Low level WC. Hand basin. Tiled flooring.

#### Lounge 4.22 x 5.10 (13'10" x 16'8")

Open plan to dining area. Radiator. Stairs to first floor. Open to:

#### Dining room 3.40 x 3.08 (11'1" x 10'1")

Radiator. Double glazed french doors to rear aspect. Door to:

#### Kitchen 4.27 x 2.37 (14'0" x 7'9")

Fully fitted with matching wall, base, drawer units and pull out larder unit. Fitted dishwasher. Stainless steel sink and drainer. Space for washing machine. Fitted electric oven, gas hob and extractor over. Space for american fridge/freezer. Radiator. Double glazed door to garden. Double glazed windows to rear aspect.

#### Stairs to first floor

#### Landing

Loft with insulation. Doors to:

#### Bedroom 4.05 x 3.53 (13'3" x 11'6")

Two double glazed windows to the front aspect.

Radiator. Built in wardrobes with sliding mirror doors.

#### Bedroom 3.51 x 1.87 (11'6" x 6'1")

Double glazed window to rear aspect. Radiator.

#### Bedroom 3.55 x 2.10 (11'7" x 6'10")

Double glazed window to rear aspect. Radiator.

#### Bedroom 4.21 x 2.41 (13'9" x 7'10")

Double glazed window to front aspect. Radiator,

#### Outside

REAR: Mainly laid to lawn. Large patio area. Summer house.

FRONT: Paved drive with ample parking

GARAGE: Up and over door. Power and light. Wall hung boiler. Consumer unit.

#### Additional information

EPC: "D"

Council tax band: "D"





### 38 WHITEHEAD CRESCENT







GROUND FLOOR 569 sq.ft. (52.9 sq.m.) approx. 1ST FLOOR 481 sq.ft. (44.7 sq.m.) approx.

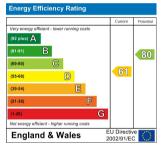


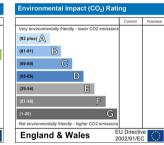


Whits every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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