



## The Poplars, Fishbourne

PO33 4EJ

£650,000  
Freehold

UNBELIEVABLE REDUCTION !!...SIMPLY STUNNING. A LARGE and spacious 3 Bedroom detached bungalow. Good size, yet manageable garden. Good size driveway. Recently refurbished to a beautiful standard. Walks to beach, Quarr Abbey, Local pub and

*Elite Collection*



# The Poplars, Fishbourne

Fabulous, large 3 bedroom  
bungalow Superb location Stunning  
throughout Large garage, parking  
and manageable gardens

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## ON THE GROUND FLOOR

The accommodation with approximate  
measurements co

Double glazed door to

### Hallway

Large spacious entrance area which leads to all  
rooms. 4 feature wall hung radiators. Airing  
cupboard with tank and storage. Loft access.

### Lounge

8.80 m x 5.30 m  
28'10" x 17'5"

Large spacious room. Four feature radiators.  
Feature electric fire. Two double glazed Bow  
windows to both side aspects. French doors  
overlooking the enclosed garden. Double doors to:

### Kitchen / Diner

6.40 m x 4.30 m  
21'0" x 14'1"

A beautifully fitted "Jewsons" stylish kitchen in  
duck egg blue. A high spec design to include bin  
storage, double fitted freezer and fridge. Fitted  
large larder units. "Nef" oven with plate warmer  
with an additional "Nef" combination oven /  
microwave. Bora hob with fitted extractor within  
matching Island. Pan drawers. Dishwasher.  
Coriane work tops. Sink and drainer. Door to  
hallway. Double glazed window overlooking the  
garden.

### Utility Room

Double glazed window to side aspect. Double  
glazed door to front aspect. Stainless sink with  
storage under. Additional larder storage. Space  
for washing machine. Tiled flooring.

### Bedroom

4.10 m x 3.60 m  
13'5" x 11'10"

Double glazed window to front aspect. Fitted

wardrobes with sliding doors and a mirror.  
Feature radiator. Door to:

### Ensuite

2.40 m x 2.00 m  
7'10" x 6'7"

Modern fitted shower room. Large walk in shower.  
Bidet. Low level WC. Double hand basin with  
vanity storage under. Fitted mirror. Feature  
towel rail. Double glazed window to side aspect.

### Bedroom

4.30 m x 3.80 m  
14'1" x 12'6"

Double glazed patio doors to garden. Feature  
radiator.

### Bedroom

4.30 m x 3.00 m  
14'1" x 9'10"

Double glazed window to front aspect. Feature  
radiator.

### Bathroom

2.70 m x 2.10 m  
8'10" x 6'11"

Double glazed window to front aspect. Bidet.  
Low level WC. Two hand basins with vanity  
storage. Feature bath with shower over and  
folding glass screen. Tiled flooring. Feature  
heated towel rail.

### Outside

REAR: Fully enclosed and mainly laid to lawn.  
Decked area. Mature trees.

FRONT: Ample parking for several cars. Mainly  
laid to lawn.

GARAGE: 5.57 x 4.89

Electric garage door. Consumer unit. Wall hung  
boiler. Power and light. Two double glazed  
windows.

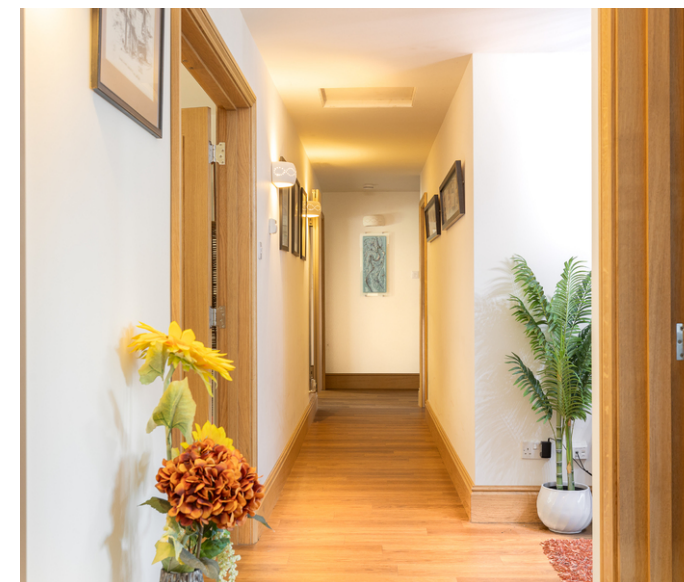






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GROUND FLOOR  
2030 sq.ft. (188.6 sq.m.) approx.



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>		64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

# Elite Collection

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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 measurement, services, tenure and all property details