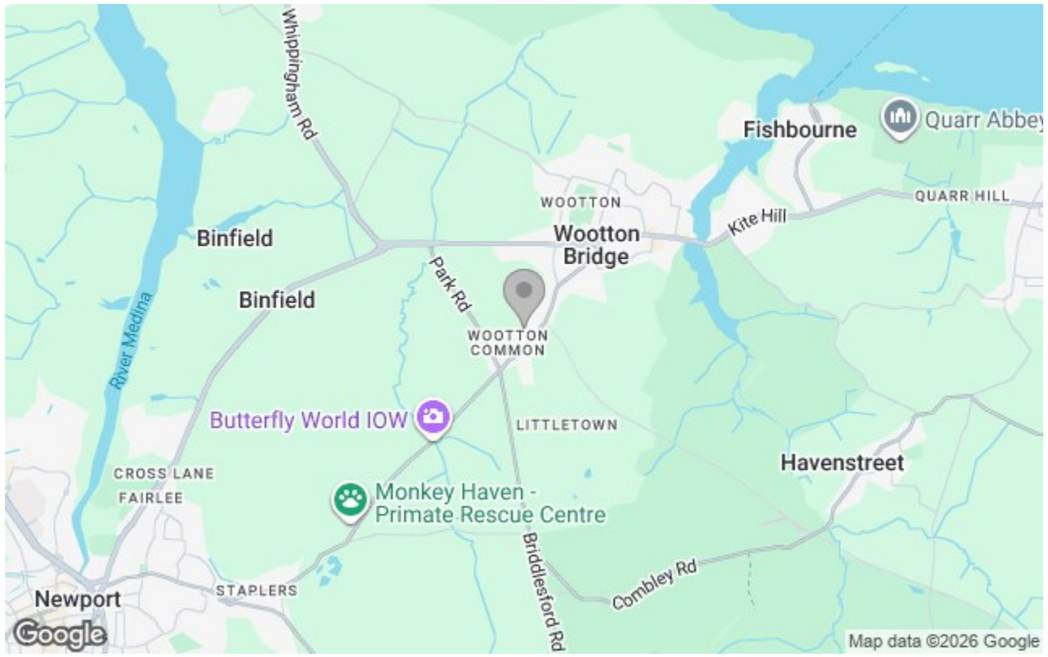

Viewing strictly by appointment with the sole selling agent Fox & Home

BOOK A VIEWING.

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Fox & home

182 High Street

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12 Park View

Wootton Bridge, PO33 4RJ £435,000

This detached four bedroom family home is situated in a sought after cul-de-sac on the outskirts of the village, near to the steam railway station. The property is beautifully presented and benefits from UPVC double glazing, gas central heating and a double garage. The well maintained rear garden backs onto a copse, which is home to red squirrels and other wildlife. The local amenities, shops, pubs, dentist etc are all close to hand.

4 1 2

1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.

GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.

TOTAL FLOOR AREA : 1590 sq.ft. (147.7 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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UPVC double glazed door to:

Porch:
Very useful reception area with door to:

Hallway:
Light hallway with stairs to first floor. UPVC double glazed window to the front. Radiator.

Kitchen: 11'6" x 10'10" (3.51m x 3.30m)
A modern fitted kitchen with matching wall and base units with easy wipe work surfaces. Stainless steel sink unit with mixer tap. Fitted dishwasher. Freestanding cooker. American style fridge freezer. UPVC double glazed window to the rear. Door to:

Utility Room: 7'3" x 5'7" (2.21m x 1.70m)
UPVC double glazed window to the rear. UPVC double glazed door to the side. Glow worm boiler. Matching wall and base units. Space and plumbing for washing machine and tumble drier.

Lounge: 19'0" x 23'0" (5.79m x 7.01m)
Lovely size "L" shape room which is split into two distinct areas. UPVC double glazed windows to the front and double glazed doors to the rear with views over the gardens. Plenty of space for all the living and dining furniture. Two radiators.

Shower Room:
Corner shower cubicle. Wash hand basin. Low level WC. Heated towel rail. UPVC double glazed window to the side.

First Floor

Landing:
UPVC double glazed window to the side. Airing cupboard with tank and shelving. Radiator. Access to foam insulated loft. Doors to all rooms.

Bedroom One: 14'4" x 11'4" (4.37m x 3.45m)
Double bedroom with UPVC double glazed windows to the front. Radiator.

Bedroom Two: 11'10" x 9'10" (3.61m x 3.00m)
UPVC double glazed window to the rear. Radiator. Built in wardrobe.

Bedroom Three: 8'10 x 7'10" (2.69m x 2.39m)
UPVC double glazed window to the rear. Radiator.

Bedroom Four: 7'10" x 10'10" (2.39m x 3.30m)
Double glazed window to the front. Fitted wardrobe. Radiator.

Bathroom:
Modern bathroom with "P" shape bath and glass screen. Low level WC. Hand basin with vanity storage. Radiator.

Outside

Front Garden:
Mainly laid to lawn with pretty flower borders. Side access to:

Rear Garden:
Good sized garden mainly laid to lawn with mature trees, plants and shrubs. Lovely raised decking area. The garden backs onto a small copse.

Double Garage: 15'9" x 16'7" (4.82 x 5.07)
Power and light, UPVC double glazed door and window to the rear.

Driveway:
Driveway parking.

Tenure: Freehold
EPC: D
Council Tax Band: E

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Council Tax Band: Band E EPC Rating: D