



## REYNARDS PLACE PALMERS ROAD

WOOTTON BRIDGE, PO33 4NE

£685,000  
FREEHOLD

BRAND NEW and STUNNING. A spacious 4 bedroom detached home located on the sought after Palmers Road. HUGE living room with VAULTED ceiling. Master bedroom with large EN-SUITE. DOUBLE GARAGE and large driveway. Good size, yet manageable gardens. CHAIN FREE

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# REYNARDS PLACE PALMERS

- BRAND NEW 4 BEDROOM BUNGALOW
- Double garage and large driveway
- Stunning OPEN PLAN Kitchen and Living Room
- Offered CHAIN FREE



The accommodation with approximate measurements co

## Hallway

Good size open hall way. Obscured double glazed door and side panel. Radiators.

## Open plan kitchen / living room 8.1 x 6.2 (26'6" x 20'4" )

Large open plan room with beautiful vaulted 4.6 metre high ceiling. Bi-fold doors to garden and patio. Feature radiator. Double glazed windows to side.

## Kitchen

Stunning designer kitchen. Range of wall, floor and draw units with under counter and under plinth lighting. Solid work tops. With inset bora self extracting electric hob. Neff slide and hide oven with microwave oven over. Inset stainless steel sink with Quooker tap over. Full length built in fridge. Built in refuse drawer. Built in Neff dishwasher. Large pan drawers and carousel unit.

## Utility room 2.9 x 2 (9'6" x 6'6")

Double glazed door to patio. Range of matching wall and floor units. Built in full length freezer. Inset stainless steel sink into work top. Space for washing machine and dryer. Cupboard housing Glow worm boiler.

## Bedroom / Snug 4.2 x 3.7 (13'9" x 12'1")

Double glazed windows to front and side. Radiator.

## Master Bedroom 4.2 x 3.6 (13'9" x 11'9")

Large sliding patio doors to rear garden. Radiator. Door to

En-suite. 3.6 max x 1.8

Obscured double glazed windows. Large tiled walk in shower. His and hers sink set into stylish vanity unit. Low level W.C. Heated towel rail.

## Bedroom 3 x 2.9 (9'10" x 9'6")

Double glazed window. Radiator.

## Bedroom 2.9 x 2.9 (9'6" x 9'6")

Double glazed window. Radiator.

## Family Bathroom 2.9 x 1.78 (9'6" x 5'10")

Obscured double glazed window. Bath with shower over.

## Rear garden

Large patio. Good size manageable garden that is mainly laid to lawn.

Driveway gate to rear garden. Outside tap

Large garage. 6.4 x 4.7 max

Large sectional electric garage door. Power and light. Door to garden

Chain Free

Council Tax: Awaiting banding

ICW Builders warranty



Freehold - however there will be an annual service charge for the road and communal entrance of approx £200 P/A - TBC



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TOTAL FLOOR AREA : 1342 sq.ft. (124.7 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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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		

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		

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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