



Church Road, Wootton Bridge, Ryde

PO33 4NH

£380,000
Freehold

A 4-bedroom, semi-detached house located on Church Road in Wootton Bridge, This property boasts a private road setting and has a garage and off road parking. The village offers excellent amenities, and a sense of community.

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Church Road, Wootton Bridge

4 Bedroom semi detached

NEWLY FITTED BATHROOM

NEWLY FITTED BOILER

Garage and parking

Private road



ON THE GROUND FLOOR

The accommodation with appropriate measurements

Door to:

Lobby

Cupboard housing consumer unit. Additional built in cupboard with hanging space. Double glazed window to front aspect. Door to:

Hallway

Stairs to first floor. Radiator. Doors to kitchen and lounge.

Lounge / diner

7.10m x 3.80m 23'4" x 12'6"

Double glazed window to front aspect. Double glazed patio doors to rear aspect. Two radiators. Feature wall hung electric fire. Space for table and chairs. Door to kitchen.

Kitchen

4.50m x 2.30m 14'9" x 7'7"

Fitted wall, base and drawer units. Stainless steel sink with mixer tap. Fitted double oven. Electric hob. Open to;

Utility room

Space for free standing American fridge / freezer. Double glazed door to rear aspect. Door to garage.

WC

Double glazed window to rear aspect. Low level WC. Feature hand basin with vanity storage.

Stairs to first floor

Landing

Loft access. Doors to:

Bedroom

4.60m x 2.50m 15'1" x 8'2"

Double glazed window to front aspect. Radiator. Built in wardrobe. Door to:

En suite

1.60m x 2.50m 5'3" x 8'2"

Double glazed window to rear aspect. Hand basin with vanity storage. Shower cubicle. Low level WC.

Bedroom

2.40m x 1.80m 7'10" x 5'11"

Double glazed window to front aspect. Radiator.

Bedroom

3.10m x 3.20m 10'2" x 10'6"

Double glazed window to front aspect. Radiator.

Bedroom

3.40m x 3.70m 11'2" x 12'2"

Double glazed window to rear aspect. Built in wardrobes. Radiator.

NEWLY FITTED Bathroom

3.50m x 2.60m 11'6" x 8'6"

Double glazed window to rear aspect. Low level WC. Hand basin with vanity storage and shelving. Radiator. "P" shape bath with shower over.

Outside

Rear:

Mainly laid to lawn and fully enclosed. Metal shed. Patio area. Mature trees and shrubs.

Front:

Off road parking. Mature shrubs.

Garage

5.60m x 2.40m 18'4" x 7'10"

Light and power. Wall hung boiler. (Fitted a year ago)

Additional information

Council tax: "D"

EPC: tbc

Private road: nothing payable.

Please note there is no water meter.



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GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.

1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.3 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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