



## 4 OAKLANDS CLOSE FISHBOURNE, PO33 4HJ

£600,000  
FREEHOLD

A good size 4 bedroom detached family home backing ONTO FIELDS with master bedroom EN SUITE. Good size yet MANAGEABLE GARDEN. Garage with integral internal door. This home is beautifully presented and ready to just move into. SUPER VIEWS. Close to ferry links, the Fishbourne beach, pub and woodland walks to the Abbey.

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SALES & LETTINGS

## 4 OAKLANDS CLOSE

- Executive 4 Bedroom detached house
- Gardens and sea views
- Garage and driveway
- IMMACULATE THROUGHOUT



### HALLWAY

Stairs to first floor with storage under. Walk in coat and boot room with ample storage space for coats and shoes. Shelving. Radiator. Double glazed window to front aspect. Additional cupboard with consumer unit. Door to:

### LOUNGE 20'06 x 16'08

Double glazed French doors to enclosed garden. Double glazed windows to front and rear aspect. Two radiators. Feature electric fire. TV point. Door to:

### “L” SHAPE KITCHEN DINER 18'03 max x 22'03 max

Beautifully fitted kitchen in high shine slate grey. Matching wall, base and drawer units. Eye level electric oven and grill. Fitted induction hob with extractor over. Sink and drainer with mixer tap and tiled splash back. Fitted dishwasher. Space for American fridge freezer. Velux window. Double glazed window to rear aspect. Double glazed Bi-Fold doors to garden. Two feature radiators. Large walk in larder cupboard. Door to

### UTILITY ROOM 11'02 x 5'09

Wall hung Glow Worm boiler. Hot water cylinder. Double glazed door to side aspect. Matching wall and base units. Space and plumbing for both washing machine and tumble dryer. Door to

### CLOAKROOM

Low level WC. Hand basin with vanity storage. Radiator.

### GARAGE 13' x 11'02

This is smaller than the original as the Utility room has been built into the rear. Double glazed window to side aspect. Double glazed side hung doors to front aspect.

### STAIRS TO FIRST FLOOR

### LANDING

Gallery stairs. Two double glazed windows to front aspect. Loft access. (part boarded, ladder and insulated) Doors to

### BEDROOM 20'08 x 10'06

Measurements include the en-suite. Double glazed windows to both front and rear aspects. Two radiators. Built in cupboards. Door to

### ENSUITE

Double glazed window to rear aspect. Shower cubicle. Low level WC. Hand basin with vanity storage. Heated towel rail. Part tiled.

### BEDROOM 13'01 x 10'08

Double glazed window to front aspect. Storage into eaves. Radiator.

### BEDROOM 9'10 x 9'07

Double glazed window to rear aspect. Radiator.

### BEDROOM 10'10 x 8'08

Double glazed window to rear aspect. Radiator.

### BATHROOM

Bath with shower over and fitted with glass screen.



Low level WC . Hand basin with vanity storage.  
Heated towel rail. Part tiled.

#### OUTSIDE

REAR: Mainly laid to lawn and edging on to farmland. Mature trees and shrubs are sporadically placed throughout. A decked terrace and a paved patio wraps around the rear of the property allowing lots of places for relaxation. Gate from garden leads to a separated gravelled area at the side of the property. This has a 8 x 12 shed and some partially raised vegetable beds.

FRONT: large paved parking area with a small lawn area. Gate to the rear aspect.

#### ADDITIONAL INFORMATION

Council tax band: "F"

EPC "D"

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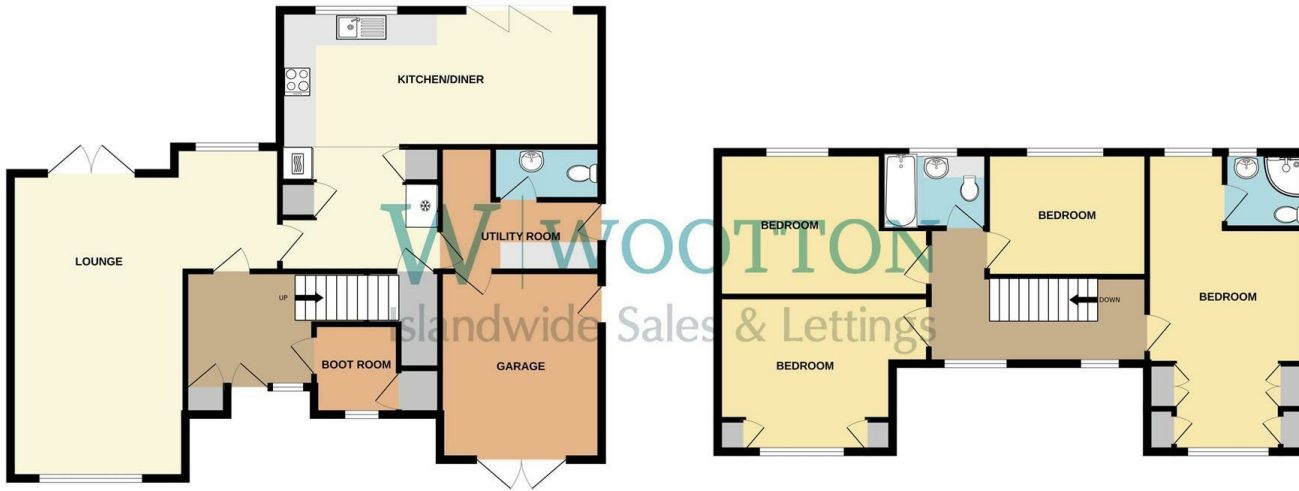






GROUND FLOOR  
929 sq.ft. (86.3 sq.m.) approx.

1ST FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1631 sq.ft. (151.5 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		83	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	67		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		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