



**Reynards Place, Palmers Road, Wootton Bridge,  
PO33 4NE**

**£465,000  
Freehold**

A BRAND NEW spacious 3 bedroom semi-detached home located in a sought-after area within Wootton Bridge. Two en-suites and high-end fixtures and fittings throughout. LARGE gardens and ample off-road parking. CHAIN FREE.

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SALES & LETTINGS

# Reynards Place, Palmers Road,

BRAND NEW 3 BEDROOM SEMI

DETACHED HOME Open plan

Kitchen / Diner / Lounge

High spec throughout

Good size garden

CHAIN FREE



## ON THE GROUND FLOOR

The accommodation with approximate measurements

Door to

Hallway

Good size open hallway with stairs leading to first floor. Doors to:

lounge / diner / kitchen

10.40m x 4.60m (34'1" x 15'1")

Double glazed windows to both front and side aspect. Double glazed Bi-Fold doors to rear aspect overlooking the garden. Fully fitted beautifully designed kitchen with easy touch kitchen doors in Fjord ultra matt finish and Sanremo oak reproduction worktop.

Cloakroom

2.10m x 1.40m (6'11" x 4'7")

Double glazed window to front aspect. Fitted WC and hand basin.

Storage room

Additional space for extra utilities if needed.

Utility room

3.10m x 1.80m (10'2" x 5'11")

Double glazed window and door to rear aspect. Worktops and fitted appliances.

Stairs to first floor

Door to:

Landing

Bedroom

3.40m x 3.40m (11'2" x 11'2")

Double glazed window to front aspect.

Bedroom

Two double glazed windows to front aspect. Door to:

En-suite 3.10m x 1.60m (10'2" x 5'3")

Double glazed window to side aspect.

Bedroom

4.40m x 3.40m (14'5" x 11'2")

Double glazed window to front aspect. Door to:

En - suite

3.20m x 1.70m (10'6" x 5'7")

Double glazed window to side aspect.

Family bathroom

3.40m x 1.80m (11'2" x 5'11")

Double glazed window to rear aspect. Details to be confirmed.

Outside

Rear: Large garden. Patio.

Front: Large area for off road parking. Additional

Information

Freehold: however, there will be an annual service charge for the road and communal entrance of approx. £200 P/A tbc

Please note that the properties are currently being built and are subject to change. CGI graphics are to give a guide only and the finished home may differ. Flooring is not included.

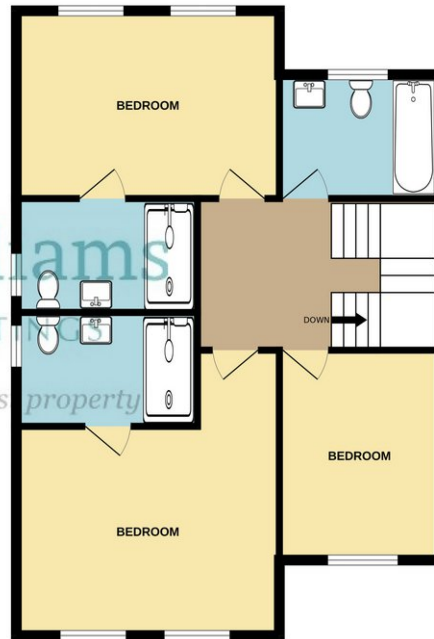
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GROUND FLOOR



1ST FLOOR



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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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, all services, tenure and all details relating to the property.