



## 32 PALMERS ROAD WOOTTON BRIDGE, PO33 4NE

£600,000  
FREEHOLD

A large, extended 4 bedroom detached home. Possible downstairs ANNEXE. HUGE garden backing onto park. Close to schools. Lovely village location. Easy commute. Large Summer house with power. CHAIN FREE

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## 32 PALMERS ROAD

- 4 bedrooms ( 2 en suites) • Versatile accommodation • Spacious throughout • Large garden • Garage and ample parking



### The accommodation with approximate measurements co

#### Double glazed door to

#### Hallway

Radiator. Under stairs storage. Doors to:

#### Lounge 16'1" x 19'1"

Double glazed window to front aspect. Double glazed windows and French doors to mature large garden. Two original stained windows to side aspect. Multi fuel freestanding burner with wooden surround. Radiator.

#### Kitchen / diner 18'8" x 14'6"

Fitted cream fronted kitchen units with matching wall, base, drawer and display units.. White butler sink. Fitted dishwasher. Free standing Rangemaster range oven. Built in fridge and freezer. Double glazed window to rear aspect overlooking the garden. Feature square box double glazed window to rear aspect with built in window seats. Room for table and chairs. Radiator. Door to:

#### Utility room 11'7" x 8'4"

Selection of wall and base units. Butler sink. Space for freezer, washing machine and tumble dryer. Double glazed window and door to rear aspect. Radiator. Tiled flooring.

#### Dining Room 18'9" x 11'1"

Double glazed window to front aspect. Double

glazed window to side aspect. Radiator. TV point. Phone point.

#### Cloakroom

Low level WC. Hand basin. Tiled walls.

#### Bedroom 8'4" x 17'8"

Built in single wardrobe. Double glazed window to front aspect. Radiator. ( measurements include the en-suite) Door to

#### En-suite

Built in shower. Low level WC. Hand basin. Heated towel rail.

#### Stairs to first floor

#### Landing

Gallery stairs. Double glazed window to side aspect. Storage cupboard housing consumer unit. Radiator. Doors to

#### Master bedroom 14'9" x 15'6"

Built in eaves storage. Additional built in cupboard. Radiator. Two Velux windows to front aspect. Double glazed window to rear aspect. Door to

#### En-suite

Corner shower . Low level WC. Hand basin. Tiled walls. Heated towel rail.

#### Bedroom 11'3" x 11'8"

Double glazed windows to side and rear aspects. Built in cupboards and wardrobe. Radiator.

### Bedroom 13'0" x 10'3"

Double glazed bay window to front aspect.

Radiator. Built in wardrobes and drawers.

### Bathroom

Double glazed window to rear aspect. Bath with shower over. Storage cupboard with Vaillant boiler.

Low level WC. Hand basin. Heated towel rail.

### Outside

Front :

Garage : light and power and up and over door.

Please note the roof has a leak. Rear door to garden.

Rear :

Beautiful mature garden with an array of mature trees, shrubs and plants. Fruit trees. Pond with ornate bridge over. Vegetable patch.

Summer house with power and light 2.91 x 4.12

Shed with power.

Greenhouse with grape vine.

Gate to park

### Additional information

Council tax band "E"

EPC "D"



## 32 PALMERS ROAD





1ST FLOOR  
749 sq.ft. (69.5 sq.m.) approx.



GROUND FLOOR  
1088 sq.ft. (101.1 sq.m.) approx.

TOTAL FLOOR AREA: 1837 sq.ft. (170.7 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
(81-91) B			
(69-80) C		66	
(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