



THE LAURELS, WOODSIDE ROAD

WOOTTON BRIDGE, PO33 4JR

£650,000
FREEHOLD

Quietly positioned this 3/4 bedroom bungalow is just a short distance away from the popular and picturesque beach at WOODSIDE. Offering very SPACIOUS rooms throughout and also has the added advantage of an outside HEATED swimming pool and hot tub. A great tucked away property and peaceful haven for total relaxation.

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THE LAURELS WOODSIDE ROAD

- 3/4 bedroom detached bungalow
- Spacious rooms
- Outdoor Heated swimming pool and hot tub
- Quiet tucked away position
- WOODSIDE BEACH on your doorstep



The accommodation with approximate measurements co

Double glazed door to

Hallway

Open airy entrance hallway. Cloaks cupboard. Radiator. Doors to

Lounge 6.10 x 7.95 (20'0" x 26'0")

Double glazed Bow window to side aspect. Two double glazed windows to front aspect. Double glazed patio doors to side aspect. Three radiators. Beautiful stone ornate fire place with inset multi fuel burner.

Dining room / Bedroom 4 5.75 x 3.35 (18'10" x 10'11")

Double glazed bay window to front aspect. Radiator. Door to

Kitchen 4.53 x 3.77 (14'10" x 12'4")

Fully fitted kitchen with matching wall, base and drawer units. Free standing "Cuisine Master" Range oven. Extractor over. Space for fridge / freezer. Matching Island with additional storage and seating area. Sink and drainer with mixer tap and tiled splash back. Open to:

Utility room 4.35 (max) x 2.72 (14'3" (max) x 8'11")

Airing cupboard with shelving and radiator. Cupboard housing water tank. Wall and floor units for additional storage. Space and plumbing for washing machine and dishwasher. Stainless steel

sink and drainer with mixer tap. Tiled splash back. Double glazed window to rear aspect. Door to double garage. Door to cloakroom. Open to rear porch with double glazed door and windows to side aspect.

Cloakroom

Low level WC. Double glazed window to rear aspect.

Master Bedroom 5.4 x 4.2 (17'8" x 13'9")

Large double room. Double glazed French doors to rear aspect with additional windows with views across the garden. Radiator. Door to

En-suite 2.10 x 1.81 (6'10" x 5'11")

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

Bedroom 2 3.64 x 4.45 (11'11" x 14'7")

Double glazed window to rear and side aspects,. Radiator.

Bedroom 3 2.90 x 3.76 (max) (9'6" x 12'4" (max))

Double glazed window to side aspect. Radiator. Built in storage cupboards.

Bathroom 3.96m x 2.46m (13'0" x 8'1")

Double glazed window to side aspect. Over size walk in shower. Bath with mixer Taps. Low level WC. Hand basin. Radiator. Tiled walls. Heated towel rail.

Garage 6.24 x 5.41 (20'5" x 17'8")

Double garage with electric roller door. Window to side aspect. Wall hung boiler. Consumer unit. Light and power.

Outside

REAR:

Mature garden with trees, plants and shrubs. Decked area. Gate to Treatment plant/septic tank. LPG storage and outdoor pool control system. Outdoor pool with concertina cover. Air source heat pump for the pool. Hot tub. Greenhouse. 2 garden sheds. Raised pond.

FRONT:

Mature gardens with plants and shrubs. Ample off road parking.

Additional Information

Heating ; LPG

Council tax Band "F"

EPC: "E"

Septic tank/ treatment plant

Private road: Joint ownership:

residents pay an annual fee per household £50 . If large repairs need to be sorted then the cost is divided between all households in the road.

Wight fibre is in the road

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TOTAL FLOOR AREA: 2273 sq.ft. (211.2 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.
 Made with Metropix (2023)



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			
		51	69
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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