





PUMP LANE
WOOTTON BRIDGE, PO33 4HX

£445,000 FREEHOLD

"WOOTTON CREEK ON YOUR DOORSTEP". Superb CREEK VIEWS can be found at this 3 bedroom detached bungalow. Peacefully tucked away off the beaten track YET CLOSE TO VILLAGE with wrap around gardens and a blank canvas to make your own. A rare find and one not to be missed. Council tax band "D" EPC "C"

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# **PUMP LANE**

3 bedroom detached bungalow • FABULOUS
 VIEWS OF THE CREEK • Versatile
 accommodation • Garage and lean
 too • Tucked away position





#### Double glazed door to

Small entrance porch . Door to

#### **Hallway**

Loft access, with ladder, and fitted combination boiler. Airing cupboard. Radiator. Doors to:

### Sitting room 14'9" x 13'3"

Double glazed window to front aspect with views of The Creek. Two radiators. Serving hatch to kitchen. Double doors to:

## Lounge 23'1" x 12'1"

Double glazed windows to front and rear aspect. Double glazed doors to garden with views of The Creek, Radiator, Door to:

#### Kitchen 15'3" x 9'10"

Double glazed window to rear aspect and sun room. Fitted with matching wall, base and drawer units. Stainlesss steel sink with drainer. Space for cooker and fridge/freezer. Large storage cupboard. Door to hallway. Door to sun room.

# Sun room 12'3" x 6'1"

Part brick and double glazed. Space and plumbing for washing machine. Doors to garden.

#### Shower room

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

#### Bedroom 14'10" x 9'4"

Double glazed windows to rear aspect. Radiator.

Built in wardrobe.

#### Bedroom 9'8" x 14'6"

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

#### Bedroom 10'2" x 7'9"

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

#### Outside

Wrap around garden and mainly laid to lawn, views of the Creek. Mature plants and trees.

Gate to green and boat park

Outside WC. with hand basin.

Lean too: 9'90 x 2'74 Up and over garage door. Door to rear garden. Two windows to garage.

Garage. 7'21 x 2'99.

Up and over door. Door to rear. Power . Consumer unit and electric meter.

Additional information:

Council Tax Band: "D"



# PUMP LANE







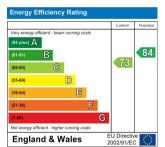


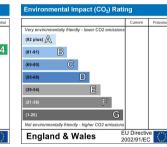
GROUND FLOOR 1456 sq.ft. (135.3 sq.m.) approx.

TOTAL FLOOR AREA: 1189sq.ft. (110.4 sq.m.) approx.

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