



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. Stainless 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.
 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			
(81-91) B			
(69-80) C			
(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 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