



REYNARDS PLACE PALMERS ROAD

WOOTTON BRIDGE, PO33 4NE

£625,000
FREEHOLD

BRAND NEW and STUNNING. 3 bedroom detached bungalow located on the sought after Palmers Road. Master bedroom with EN-SUITE. DOUBLE GARAGE and large driveway. Good size, yet manageable gardens. CHAIN FREE

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REYNARDS PLACE PALMERS

- Beautiful 3-bedroom detached bungalow
- Large garage and driveway
- Good size, manageable gardens
- BRAND NEW and CHAIN FREE



The accommodation with approximate measurements comprises of:

Hallway

Spacious hallway. Radiator.

Kitchen / Living Room 8.5 x 3.7 (27'10" x 12'1")

Double glazed windows. Radiators

Kitchen

Designer range of wall and floor units with under counter and under plinth lights. Solid worktops with inset stainless steel sink and Quooker tap. Neff hob. Neff oven and microwave. Full length fridge. Neff built in dishwasher. Pan drawers.

Utility Room 3.2 x 1.9 (10'5" x 6'2")

Double glazed window. Double glazed door. Floor and wall units. Full length freezer. Cupboard housing boiler. Space for washing machine and dryer. Built in stainless steel sink. Radiator.

Lounge 4.9 x 4.9 (16'0" x 16'0")

Sliding Bi-fold doors to garden. Radiator.

Bedroom 3.7 x 3.2 (12'1" x 10'5")

Double glazed window to front. Radiator.

En-suite. 3.2 x 1.6 max

Obscured window. Walk in tiled shower. Basin set into vanity unit. Low level W.C. Tiled flooring.

Bedroom 3.38 x 2.37 (11'1" x 7'9")

Double glazed window. Radiator. Loft access

Bedroom 3.1 x 2.9 (10'2" x 9'6")

Double glazed window to front. Radiator.

Family Bathroom 3.1 x 2.1 (10'2" x 6'10")

Obscured double glazed window. Bath with tiled wall and shower. Basin set into vanity unit.

Garden

Rear.

Large patio. Mainly laid to lawn.

Garage 6.4 x 5 (20'11" x 16'4")

Electric sectional up and over door. Power and light.

Outside

Large patio area. Lawned gardens.

Chain Free

Council Tax: Awaiting banding

ICW Builders warranty

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



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TOTAL FLOOR AREA: 1282 sq.ft. (119.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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 purchasers. 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