



- 3 bedroom bungalow
- Good size rooms
- Garage and garden
- Sought after area

**1 Woodlands Crescent, Wootton Bridge, Ryde, PO33 4JD**

**£280,000**

A super 3 bedroom detached bungalow, manicured gardens, garage and situated in a quiet area within the village of Wootton. Bungalows are very sought after, so an early viewing is highly recommended.





## Property Description

THE ACCOMODATION WITH APPROXIMATE MEASUREMENTS COMPRISES

DOOR TO

HALLWAY

Loft access. Doors to:

LOUNGE /DINER

16' 01"(max)x 20' 08" (max)(4.9m x 6.3m) "L" shape room. Radiator. Electric fire. Large double glazed windows overlooking rear garden and open views beyond.

KITCHEN

8' 09" x 8' 0" (2.67m x 2.44m) Matching wall, base and drawer units. Stainless sink and drainer. Space for free standing cooker. Two larder cupboards. Space for fridge. Window to side aspect and utility area. Radiator. Door to:

UTILITY AREA / PORCH

13' 04" x 4' 08" (4.06m x 1.42m) Space and plumbing for washing machine and tumble dryer. Space for freezer. Door to enclosed garden.

BEDROOM

12' 08" x 9' 06" (3.86m x 2.9m) Built in single cupboard. Radiator. Double glazed window to front aspect.

BEDROOM

8' 10" x 8' 09" (2.69m x 2.67m) Double glazed window to front aspect. Radiator.

BEDROOM

12' 04" x 9' 06" (3.76m x 2.9m) Double glazed window to rear aspect. Radiator.

BATHROOM

6' 09" x 5' 04" (2.06m x 1.63m) Bath with shower attachment over. Hand basin. Low level WC. Radiator. Extractor fan.







**OUTSIDE**

Rear : fully enclosed mature garden. Mainly laid to lawn. Shrubs and plants.

Front: Mainly laid to lawn. Path to front door and garage.

Garage: Gas and Electric meters. Worcester boiler. Water tap. Up and over door. Parking.



Floor plan to follow

EPC details TBC



Do you have a property to sell? We would welcome the opportunity to give you a free no obligation valuation of your home. Just ask!

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All measurements are approximate and should not be taken as fact. Wootton Estate agents have not tested any of the appliances or equipment. We have been advised by the vendor as to the leasehold/freehold status of the property, you should have this along with all matters concerning the property checked by a solicitor. These particulars including all text and pictures are for guidance only and do not form any part of a contract or offer and should be not construed as statements of fact. Floor plans are for guidance only and no guarantee is given of their accuracy. Averages and land measurement are not measured by Wootton Estates and should be independently checked.