



£249,950

4 GLEBE GARDENS, WOOTTON BRIDGE, RYDE,  
ISLE OF WIGHT, PO33 4QG

- Detached 2 Bedroom Bungalow – CHAIN FREE
- Slightly Elevated Position
- Walk-in Wet Room & Cloakroom
- Lounge Opening to Conservatory
- Kitchen Overlooking the Garden
- Garage & Bloc Paved Driveway

Hose  
Rhodes  
Dickson





Enjoying a slightly elevated position with a pleasant outlook over neighbouring properties, we are delighted to offer this well maintained detached CHAIN FREE bungalow that offers peaceful living within a quiet cul-de-sac with all the benefits of local amenities just a short distance away by car or by foot. Finished in 'Island stone' the property is approached via a bloc paved driveway offering parking comfortable for three vehicles leading to a detached garage. The living accommodation comprises entrance hall, cloakroom, kitchen, dual aspect lounge with bi-folding doors to the conservatory, walk-in wet room with underfloor heating and two double bedrooms. But, it is not just the bricks and mortar that makes this such an attractive property for the plot is very reasonable from front to rear and enjoys a sunny enclosed rear garden, accessed from the kitchen and conservatory. The bungalow also benefits from being fully double glazed and is warmed by gas fired central heating.



Located in a popular location that offers privacy, peace and sedusion from the main road linking Ryde to the Islands capital town of Newport. This really is a fantastic position offering an excellent range of local amenities (Wootton boasts a newly built doctor's surgery, Tesco Express, dentists, several takeaways, popular eating houses, Lakeside bar and hotel, park, and much more) including Fishboume car ferry with direct access to London.

Double glazed entry door with obscure glass and stained glass detail to:-

**ENTRANCE HALL** Cloaks cupboard also housing the electric consumer unit. Access to head height loft space with pull down ladder and light. Laminate flooring. Radiator. Doors to:-

**CLOAKROOM** Comprising rectangle washbasin with vanity cupboard beneath and mirror above. WC. Double glazed obscure window to the side. Ceramic tiled flooring. Stainless steel heated towel rail. Extractor.

**KITCHEN** 11' 5" x 9' 4" Max (3.48m x 2.84m) Fitted wall, base and drawer units with work surfaces over and part tiled surrounds. Single drainer stainless steel sink unit with double glazed window above overlooking the rear garden. Space for gas or electric cooker. Space and plumbing for washing machine, dishwasher and free standing fridge freezer. Glazed display unit. Tiled effect laminate flooring. Double glazed obscure door to the side leading to the garage and garden. Storage cupboard with shelving also housing the wall mounted 'Vaillant' combination boiler.



**LOUNGE** 11' 11" x 18' 4" (3.63m x 5.59m) A dual aspect room with double glazed window to the side and beautiful bi-folding doors opening to the conservatory. Feature coal effect electric fireplace. Television and telephone points. Radiator.

**CONSERVATORY** 10' 6" x 9' 5" (3.2m x 2.87m) A lovely addition of brick base with UPVC double glazed windows, poly carbonate roof and double doors opening to the sunny rear garden. Ceiling light. Laminate flooring. Telephone point.

**BEDROOM 1** 10' 3" x 14' 6" (3.12m x 4.42m) A good size double room enjoying a dual aspect with double glazed windows to the side and front affording a pleasant outlook. Telephone point. Radiator.

**BEDROOM 2** 9' 5" x 13' 1" (2.87m x 3.99m) Also a double room with double glazed window enjoying a pleasant outlook. Television and telephone points. Radiator.

**WET ROOM** Fully tiled walls with non-slip flooring with underfloor heating. Double shower enclosure. Rectangle washbasin with vanity cupboard beneath and mirror above. Stainless steel heated towel rail. Double glazed obscure window to the side. Spot-lights.

**HEATING** A wall mounted 'Vaillant' combination boiler located in the kitchen provides domestic hot water and central heating via a radiators system. Underfloor heating in the wet room.

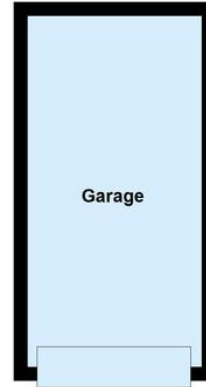
**OUTSIDE** Approached via a bloc paved driveway providing off road parking comfortable for three vehicles. DETACHED GARAGE measuring approximately 8'4" x 17'0" with up and over door, light and power. Gated access to both sides leads to a lovely enclosed sunny rear garden laid to lawn with two decked seating areas and a raised walled flowerbed hosting a variety of plants and shrubs. Two timber sheds.

**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		60	81
England, Scotland & Wales		EU Directive 2002/91/EC	

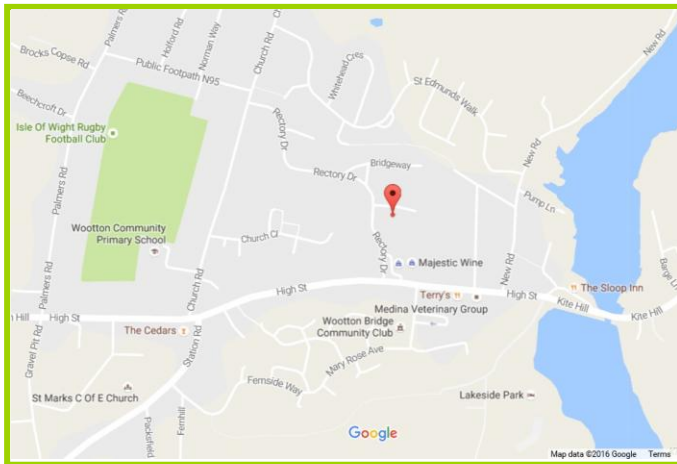
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		57	80
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
4 Glebe Gardens, Wootton Bridge  
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## Where to find the property

4 Glebe Gardens, Wootton Bridge, Ryde, Isle Of Wight,  
PO33 4QG



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

## Ground Floor



Call our Ryde office to arrange a viewing  
01983 565658 or email [ryde@hrdiw.co.uk](mailto:ryde@hrdiw.co.uk)

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*Call Jon on* 01983 529944