

Wootton Bridge, Ryde, Isle of Wight



- **3 Bedroom Modern Home**
- **Off Road Parking**
- **Low Maintenance Rear Garden**
- **Quiet cul de sac Location**
- **Chain Free**



About the property

Nestled in a peaceful cul-de-sac in the charming village of Wootton Bridge, this modern three-bedroom home offers a blend of contemporary living and idyllic surroundings. Perfectly positioned within walking distance of Tesco Express and just a stone's throw from scenic countryside walks, the creek, and Firestone Copse, this property provides an enviable lifestyle close to nature.

The home welcomes you with an entrance hall leading to a sleek, modern kitchen and a spacious lounge-diner that opens directly onto a low-maintenance rear garden—ideal for entertaining or relaxing in the fresh air. Upstairs, you'll find three well-proportioned bedrooms and a recently fitted, stylish family bathroom.

With the added benefits of off-road parking and its tranquil yet convenient location, this property is an excellent choice for families or those seeking a serene retreat close to local amenities and the natural beauty of Wootton Creek.

Local Authority - Isle of Wight Council
Council Tax Band - B
Tenure - Freehold

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen 8'10 x 8'3

Lounge Diner 14'7 x 14'

FIRST FLOOR

Landing

Bedroom 1 12' x 8'3

Bedroom 2 10'5 x 6'5

Bedroom 3 7'7 x 7'3

Bathroom

OUTSIDE

Parking

Rear Garden

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggio.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			90
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			