

Wootton Bridge, Ryde, Isle Of Wight



- **Beautifully Built Bungalow**
- **High End Specification**
- **Driveway and Large Garage**
- **Bright, Light and Airy**
- **Chain Free**



About the property

An Exceptional Brand-New Detached Bungalow in a Prime Wootton Bridge Location

Offered chain-free and built by a well regarded local independent builder, this stunning three-bedroom detached bungalow is a brand-new home finished to an outstanding standard throughout. Benefitting from a new build warranty, the property combines contemporary design, high-end specification and a peaceful cul-de-sac setting within the heart of Wootton Bridge.

The accommodation is bright, light and airy, with a superb open plan living space at its heart. The high-specification kitchen is beautifully appointed with integral appliances including cooker, induction hob, dishwasher and fridge freezer, complemented by a boiling hot water tap and premium finishes throughout, this space is a Kitchen/Diner ensuring a sociable hub to the home. The living area flows seamlessly to the rear garden via elegant bi fold doors, creating an ideal space for both everyday living and entertaining. A separate, exceptionally well-finished utility room adds further practicality.

The bungalow offers three well-proportioned bedrooms, including a generous master bedroom with a luxurious en-suite featuring a double shower. A stylish family bathroom serves the remaining bedrooms, all finished with the same attention to detail found throughout the home. The property retains its high end finishing and is exceptionally bright throughout.

Externally, the property enjoys a large rear garden with a sunny aspect, offering excellent privacy, a spacious patio area and ample room for outdoor dining and relaxation. To the front, there is parking for several vehicles along with a well-sized double garage.

Additional features include gas central heating, fibre broadband connectivity, and high-quality fixtures and fittings throughout.

Perfectly positioned within the village of Wootton Bridge, the property is within easy reach of local amenities including doctors, dentists, Tesco Express and a main bus route linking Newport and Ryde. Excellent countryside and coastal walks are right on the doorstep, while convenient access is available to both the Fishbourne ferry to Portsmouth and the East Cowes ferry to Southampton.

A superb opportunity to acquire a beautifully finished, low-maintenance new home in one of the Isle of Wight's most convenient and sought-after village locations.

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

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 16'5 x 16'3

Kitchen/Diner 28' x 12'1

Utility Room 10'6 x 6'5

Master Bedroom 12'8 x 12'1

Bedroom 2 10'3 x 9'8

Bedroom 3 9' x 8'

Bathroom

OUTSIDE

Double Garage

Driveway for Several Vehicles

Front Garden

Side Access

Lawned 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		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		