



- Well Presented Detached Bungalow
- Generous 14'10 Living Room
- Smart Modern Kitchen Adjoining Dining Area
- Electric Car Charging Point
- Comfortable 3 Bedroom Accommodation
- Sunny Gardens with Summerhouse
- 5-10 Min Walk from Buses & Shop
- Peaceful Position in Popular Village
- Garage & Driveway Parking
- D/Glazed Conservatory

18 Norman Way, Wootton Bridge, Ryde, PO33 4NJ

£365,000

This well presented detached bungalow sits in a peaceful position within the popular village of Wootton. It is literally a matter of yards from the local park and roughly 5 to 10 minutes walk from the major bus route which passes through Wootton and one of its local shops. The village sits on the banks of Wootton Creek which is a tidal estuary that defines the local landscape. The village centre offers an exciting consolidation of retail shops, restaurants, services , a spa hotel and a supermarket. It is almost equidistant from both the principal towns of Ryde and Newport. This property has a smart modern interior finished in inoffensive neutral tones throughout. A double glazed conservatory has been added to the rear to overlook the sunny southeast facing rear garden. A contemporary summer house sits to the corner of the garden strategically positioned to enjoy the sun into the evening. There is a comfortable lounge adjoining the dining area which in turn seamlessly flows in to the stylish kitchen. There are three bedrooms to choose from and a fully tiles bathroom with a shower over the bath. The three car driveway leads to the garage and an electric car charging point is in situ. There are plenty of local walks to explore in the area adding to the appeal of this coastal village and both passenger and car ferry connections to the mainland are within a 10 minute drive of this well placed home.



Accommodation

Entrance Hallway

Built-in Storage Cupboard x2

Living Room

14'7" x 13'0" (4.45m x 3.96m)

Dining Area

9'3" x 8'10" (2.82m x 2.69m)

Kitchen

9'3" x 8'10" (2.82m x 2.69m)

Inner Hallway

Loft Hatch

Bedroom 1

13'0" x 9'10" including wardrobes (3.96m x 3.00m including wardrobes)

Bedroom 2

9'10" x 9'4" (3.00m x 2.84m)

Bedroom 3

9'11" including wardrobes x 7'10" (3.02m including wardrobes x 2.39m)

Conservatory

9'6" x 9'2" (2.90m x 2.79m)

Bathroom

7'9" x 6'1" (2.36m x 1.85m)

Gardens

The sizable frontage is neatly laid to lawn edged by a Hydrangea filled border. Gated side access to rear garden. This faces a South-easterly orientation attracting the sun throughout the day. The main central lawn is surrounded by a gravel walkway. The paved patio sits off the conservatory. A raised sun deck to the rear of the garden is home to the Summerhouse (9'3" x 9'3") which has double glazed windows and double doors. Garden shed. Garden tap.



Garage
 16'3" x 7'10" (4.95m x 2.39m)
 With an up and over door, power and lighting.

Electric Car Charging Point
 At the side of the bungalow.

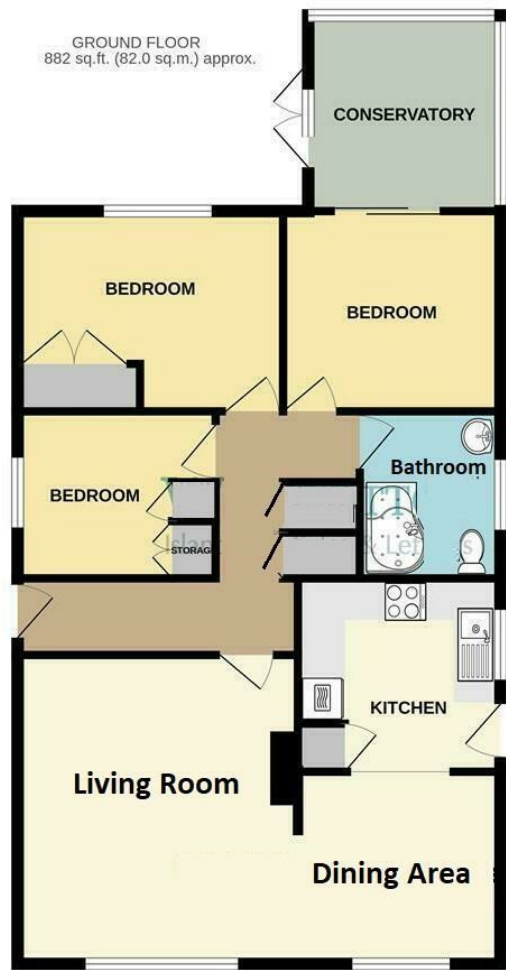
Driveway
 With spaces for up to 3 vehicles.

Tenure
 Freehold

Council Tax
 Band D

Services
 Unconfirmed gas, electric, mains water and drainage.

Agents Notes
 Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. 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			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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