



Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE



# 5, St. Edmunds Walk

Wootton Bridge, Ryde, Isle of Wight PO33 4JB



£365,000  
FREEHOLD



Situated within a quiet, convenient location close to High Street amenities and mainland travel links, this attractive three-bedroom family home benefits from spacious accommodation throughout as well as a low-maintenance rear garden and driveway parking.

- Detached family home
- Spacious, well-arranged accommodation
- Well maintained over the years
- Views over Wootton towards the creek
- Close to local amenities and High Street
- Three double bedrooms
- Family bathroom and ground floor cloakroom
- Delightful front and rear gardens
- Sought-after, convenient location
- Driveway and garage parking

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

Preview our newest listings first!  
Search on Facebook for:  
Susan Payne Property  
Home Hunters

rightmove

Zoopla

OnTheMarket.com

PrimeLocation



You can also email us at [sales@susanpayneproperty.co.uk](mailto:sales@susanpayneproperty.co.uk), visit our website at [susanpayneproperty.co.uk](http://susanpayneproperty.co.uk) or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



This spacious family home has been well maintained and presented by the current owners of 30 years including the installation of a gas combination boiler which has been regularly serviced and a few radiators have also been recently replaced. The carpets and wall décor have been updated throughout the property, creating a modern interior finish whilst offering the potential for further modernisation if desired. The property benefits from well-arranged accommodation including a handy ground floor cloakroom with plumbing for a washing machine and a sunroom off the kitchen enjoying a lovely view of the rear garden. Outside enjoys a peaceful, secluded rear garden regularly visited by a variety of wild birds and there is a delightful front garden with a driveway to one side.

Wootton Bridge offers an abundance of amenities including local stores that cater for food, wine and groceries, and there are some great places to eat featuring a well-renowned fish and chip shop. Nearby facilities include a primary school and a community centre, a well-maintained recreation and sports ground, as well as a health centre, pharmacist and vet. Wootton Bridge is one of the most convenient locations on the Island with the county town of Newport situated just a fifteen-minute drive from the property and the popular seaside town of Ryde located just under four miles East, in the opposite direction. Therefore, it has good connectivity to the many facilities and amenities offered in each town which include wonderful eateries, independent shops, beautiful sandy beaches, Island-wide travel links, cinemas and community theatres. The location is within close proximity to travel links, with a regular bus route serving Wootton High Street and a mainland car ferry service from Fishbourne as well as East Cowes are both under a ten-minute drive away.

The accommodation comprises an entrance hall leading to the open plan dining room and living room, the kitchen which continues to a sunroom, a ground floor cloakroom, and the stairs to the first-floor landing. The first floor landing leads to three double bedrooms and the family bathroom.

### **Welcome to 5, St Edmunds Walk**

Presenting a fantastic detached family home, 5 St Edmunds Walks enjoys a beautifully presented front garden with multiple flower beds upon a grass area, and a path leading to the side access gate. A long concrete driveway can be found to one side, leading up to the garage and carport where the front door can be accessed.

### **Entrance Hall**

*12'08 x 6'03 (3.86m x 1.91m)*

Through an obscure glazed front door with a window to the side, this entrance hall has a grey carpet plus yellow textured wallpaper and benefits from a radiator, the central heating thermostat, and a ceiling light. The internet and telephone points can also be found here.

### **Dining Area**

*11'01 x 8'01 (3.38m x 2.46m)*

A unique obscure glazed partition wall with a matching door opens into the dining area. Featuring a grey carpet and grey textured wallpaper, this space includes a transom window to the side aspect, a ceiling light, and a radiator to provide warmth. A wide squared opening creates a semi open plan layout with the living area.

### **Living Room**

*17'07 x 10'11 (5.36m x 3.33m)*

Boasting a large window to the front aspect with a radiator under, this spacious living area adjoins with the dining space and continues the carpet and grey wall décor. Offering ample space for lounge furniture, the room also includes a television antenna, a ceiling light and is finished with a floral wallpaper feature wall.

### **Ground Floor Cloakroom/Utility**

This handy ground floor cloakroom comprises a dual flush w.c, a vanity hand basin with storage under, and plumbing for a washing machine. Continuing the carpet from the entrance hall, this space is decorated with grey textured wallpaper and is lit by a ceiling light plus an obscure glazed window to the rear aspect.



### **Kitchen**

*9'08 x 8'00 (2.95m x 2.44m)*

Benefitting from a large window to the rear aspect which fills the room with natural light, this space is fitted with white base and wall cabinets and a wood effect worktop. There is under-counter space and plumbing for a dishwasher as well as a freestanding gas cooker with an integrated cooker hood over, end-of-counter space for a fridge freezer, and a stainless-steel sink and drainer. The space is lit by a ceiling light and warmed by a white heated towel rail. A door opens into the sunroom.

### **Sunroom**

*15'04 x 6'03 (4.67m x 1.91m)*

Enjoying a fantastic position at the rear of the house, this lovely sunroom exhibits views of the rear garden with fully glazed front and side aspects. Blue floor tiles can be found here as well as yellow wall décor and there is access to the garage as well as the garden.

### **First Floor Landing**

*extending to 8'05 (extending to 2.57m)*

From the entrance hall is the stairwell to the first-floor landing which provides access to three double bedrooms and the family bathroom. Finished with yellow wall décor and grey carpets, this space includes a transom window to the side aspect and is lit by a ceiling light.

### **Bedroom One**

*14'03 max x 11'06 (4.34m max x 3.51m)*

Beautifully finished with light blue wall décor and a forest green feature wall with floral wallpaper panel, this double bedroom has a window to the rear aspect with a radiator under, a light carpet, and ample space for furniture. This space is finished with a ceiling light.

### **Bedroom Two**

*15'06 x 9'05 max (4.72m x 2.87m max)*

Offering a window to the front aspect with views towards Wootton Creek, this beautiful bedroom provides built-in storage plus ample space for bedroom furniture. Neutrally decorated with a floral patterned feature wall on one side, this room is fitted with a ceiling light and a radiator, and is finished with a neutral carpet. Access to the loft is also located here.

### **Bedroom Three**

*11'02 x 8'00 (3.40m x 2.44m)*

Presenting another double bedroom benefitting from a window to the front aspect with a glimpse of Wootton Creek, this room is neutrally decorated and benefits from a built-in cupboard. Warmed by a radiator, this room also includes neutral carpets and a ceiling light.

### **Family Bathroom**

This lovely family bathroom benefits from a bath with a shower over, a dual flush w.c, a bidet, and a vanity hand basin with storage under. The room is finished with blue carpet and wall décor with a white tile surround with blue accents. The room also provides an obscure transom window to the rear aspect and an airing cupboard containing the gas combination boiler. A ceiling light and a white heated towel rail are also located here.



### **Rear Garden**

The delightful rear garden offers a perfect combination of low-maintenance spaces, seating areas and beautifully established planting featuring a mixture of coniferous shrubs, roses and a fabulous palm tree which provide seclusion and encourage a variety of wild birds into the garden. Stepping out from the conservatory, this peaceful outdoor environment boasts a fabulous decked sun terrace with a gravel area beyond dotted with circular stepping stones, and there is a slightly elevated plum slate area edged with a chunky timber sleeper, perfect for positioning further garden seating and planters. This garden is fully enclosed with timber fencing and also benefits from an external tap and a side gate providing access to the front garden.

### **Parking**

This family home offers driveway parking for up to three vehicles as well as an additional space for a vehicle in the garage.

Situated in a desirable residential location, 5 St Edmunds Walk provides a fantastic opportunity to acquire a well-arranged three-bedroom family home with delightful gardens and the added benefit of a driveway complete with a garage. An early viewing with the sole agent, Susan Payne Property, is highly recommended.

### **Additional Information**

Tenure: Freehold

Council Tax Band: D

Services: Mains drainage and water, electricity, gas



GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.

1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1225 sq.ft. (113.8 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.  
Made with Metropix 6/2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		71	84
	EU Directive 2002/91/EC		

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

**Agent Notes:**

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.