



Guide Price £450,000

14 WOODLAND GROVE, BEMBRIDGE, ISLE OF WIGHT, PO35 5SG





## **A VERY TRANQUIL END OF CUL-DE-SAC LOCATION**

**A delightful DETACHED BUNGALOW** being offered as **CHAIN FREE** and set within a large corner plot close to rolling countryside - as well as the great choice of shops, eateries, primary school, sailing clubs and beautiful coastline being just a short distance away. The porch leads to a large entrance vestibule opening into the remainder of the accommodation which comprises a large sitting room, separate kitchen, 3 **BEDROOMS** (one opening into conservatory) plus shower room and 3 **WCs**. A particular feature is the lovely, surprisingly large private garden with additional benefits including gas central heating, double glazing, a large **WORKSHOP** (with additional w.c.) plus driveway leading to the **GARAGE**. In need of some modernisation, this is an ideal opportunity to 'put one's own stamp on' and a viewing is highly recommended.

### **ACCOMMODATION:**

Door to:

### **PORCH:**

Double glazed porch with door to:

### **ENTRANCE VESTIBULE:**

A large vestibule offering versatile uses with sliding double glazed doors to rear garden and internal window to sitting room. Radiator. Door to garage/workshop area - plus further to inner hallway.

### **INNER HALLWAY:**

Ample storage in the form of 3 cupboards - (1) broom cupboard; (2) housing gas boiler; (3) housing hot water tank. Radiator. Doors to:

### **SITTING ROOM:**

A lovely large room with internal window through to vestibule, and large double glazed window to front. Radiator. Feature fireplace with mantelpiece and inset gas fire.

### **KITCHEN:**

Separate fitted kitchen comprising good range of matching cupboard and drawer units with contrasting work surfaces incorporating inset 1.5 bowl sink unit. Free standing gas cooker, fridge/freezer, washing machine and dishwasher. Tiled splashbacks. Double glazed window and door to side.

### **BEDROOM 1:**

Double bedroom with double glazed window over-looking rear garden. Radiator. Large range of fitted wardrobe/cupboards.

### **BEDROOM 2:**

A second bedroom with double glazed window to side. Radiator. Fitted wardrobe.

### **BEDROOM 3:**

A third bedroom with radiator. Fitted wardrobe. Sliding doors to:

### **CONSERVATORY:**

Triple aspect double glazed conservatory with tiled flooring and French doors to garden.

### **SHOWER ROOM/WC:**

Fully tiled shower room comprising suite of large corner shower cubicle, pedestal wash basin and w.c. Recessed down lighters. Radiator. Obscured double glazed window to side.

### **SEPARATE WC:**

Comprising w.c. and pedestal wash hand basin. Tiled flooring. Obscured double glazed window.

### **GARDENS:**

Set within a large corner plot, there are large enclosed wrap around gardens comprising patio area with the rest being mainly laid to lawn with tree and shrub borders. Greenhouse and garden shed. Gated access to front.

### **DRIVEWAY:**

Providing off-street parking and leading to:

### **GARAGE:**

Single garage with up-and-over door, power and light. Wall mounted gas and electricity meters. Door to:

### **WORKSHOP + WC:**

A great addition is this large workshop with work benches, windows, power and light. Door to additional WC with extractor fan.

### **INTERESTING PROPERTY FACTS:**

Tenure: Freehold

Council Tax Band: E

Sellers' situation: Chain Free

### **DISCLAIMER:**

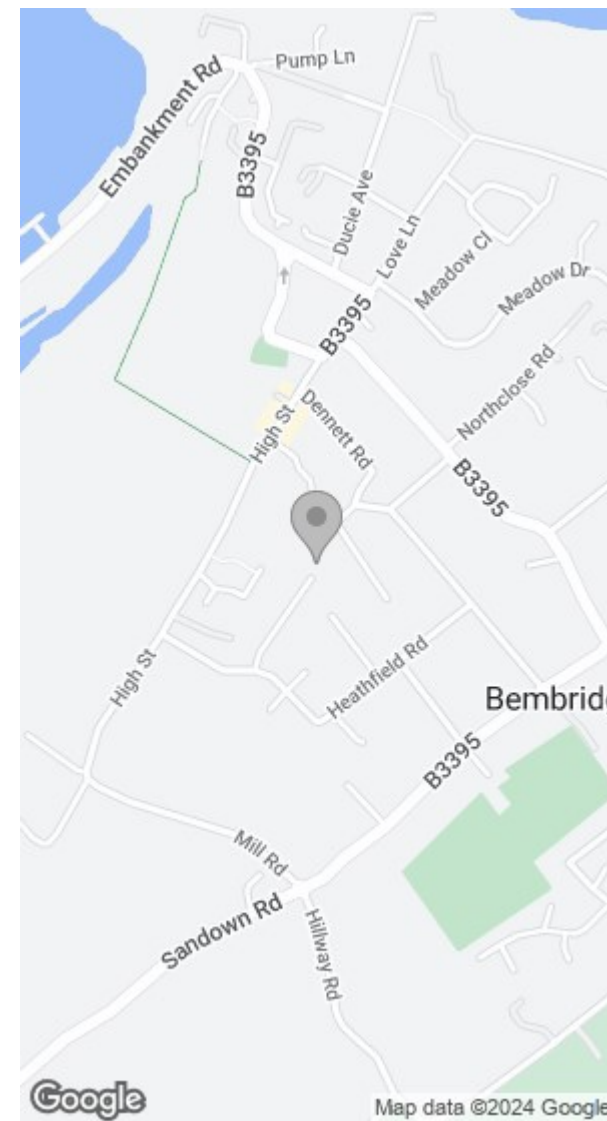
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
142 sq m / 1527 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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



