



Guide Price £495,000

7 TRELAWNY WAY, BEMBRIDGE, ISLE OF WIGHT, PO35 5YE



Seafields

A BEAUTIFUL HOME IN A VERY TRANQUIL SETTING!

This superbly presented **DETACHED BUNGALOW** really is a pleasure to view! The property is located just off Love Lane - minutes from the village centre and its excellent amenities, plus an easy stroll away from the beaches, harbour and sailing clubs. Having been extensively refurbished within recent years by the current owner, the property benefits from a recently installed (2020) boiler, gas central heating system and consumer unit, as well as windows, flooring and neutral decor. The attractive accommodation comprises a spacious and bright dual aspect sitting/dining room, separately recently installed kitchen, 3 **DOUBLE BEDROOMS** plus 2 quality shower rooms (one being en suite to the master bedroom). Some of the benefits include solid wood bamboo flooring (where specified), lovely **WRAP AROUND GARDENS**, driveway parking and **GARAGE**. Offered as **CHAIN FREE**, we would highly recommend a viewing as soon as possible.

PORCH:

Double glazed entrance door into Porch with further door to Hallway.

HALLWAY:

A welcoming carpeted hallway with hard wood bamboo flooring. Built-in cupboard. Access to loft space via pull down ladder. Door to Garage. Doors to:

SITTING/DINING ROOM:

A beautifully spacious and light reception room with continuation of hard wood bamboo flooring. Dual aspect double glazed windows (with plantation shutters) to front and side. Feature fireplace with inset fan effect stove. Radiators x 2.

KITCHEN:

A very smart recently installed kitchen range comprising matching cupboard and drawer units with Quartz work surfaces over incorporating inset sink unit and tiled splash backs. Deep larder cupboard. White goods to include gas hob and double oven, washing machine and fridge/freezer. Space for dishwasher. Vinyl wood effect flooring. Double glazed window and door to rear garden.

BEDROOM 1:

Well proportioned double bedroom with double glazed window to side (and plantation shutters). Good range of fitted mirror fronted wardrobes plus separate built-in cupboard. Radiator. Door to:

EN SUITE SHOWER ROOM:

Comprising smart modern suite of shower cubicle, vanity wash hand basin and w.c. Radiator. Tiling to floor and walls. Double glazed window to side.

BEDROOM 2:

Second double bedroom (currently utilised as dining room) with fitted carpet. Double glazed windows with plantation shutters. Radiator.

BEDROOM 3:

Another well proportioned bedroom with fitted carpet. Double glazed window with plantation shutters. Radiator.

SHOWER ROOM:

Recently installed suite comprising large shower cubicle, wash basin and w.c. Vinyl flooring. Radiator. Obscured double glazed windows x 2.

GARDENS:

Set within a good sized corner plot, there are wrap around gardens surrounding the property - a real gardener's delight! To the front and side, there are very pretty, well stocked shingle and lawned gardens plus gated access to the enclosed rear garden which comprises a large paved patio plus shrub borders. Timber sheds x 2. Outside tap and lighting.

DRIVEWAY:

Deep/wide block paved driveway providing parking for several vehicles and leading to Garage.

GARAGE:

Attached Garage with pitched roof, double opening garage doors, plus power and light. Vaillant gas boiler (installed 2020). Radiator. Courtesy door to rear garden plus double glazed window.

TENURE:

Freehold

OTHER INTERESTING FACTS:

Council Tax Band: E (£2901 p.a.)

EPC Rating: C

Flood Risk: No risk

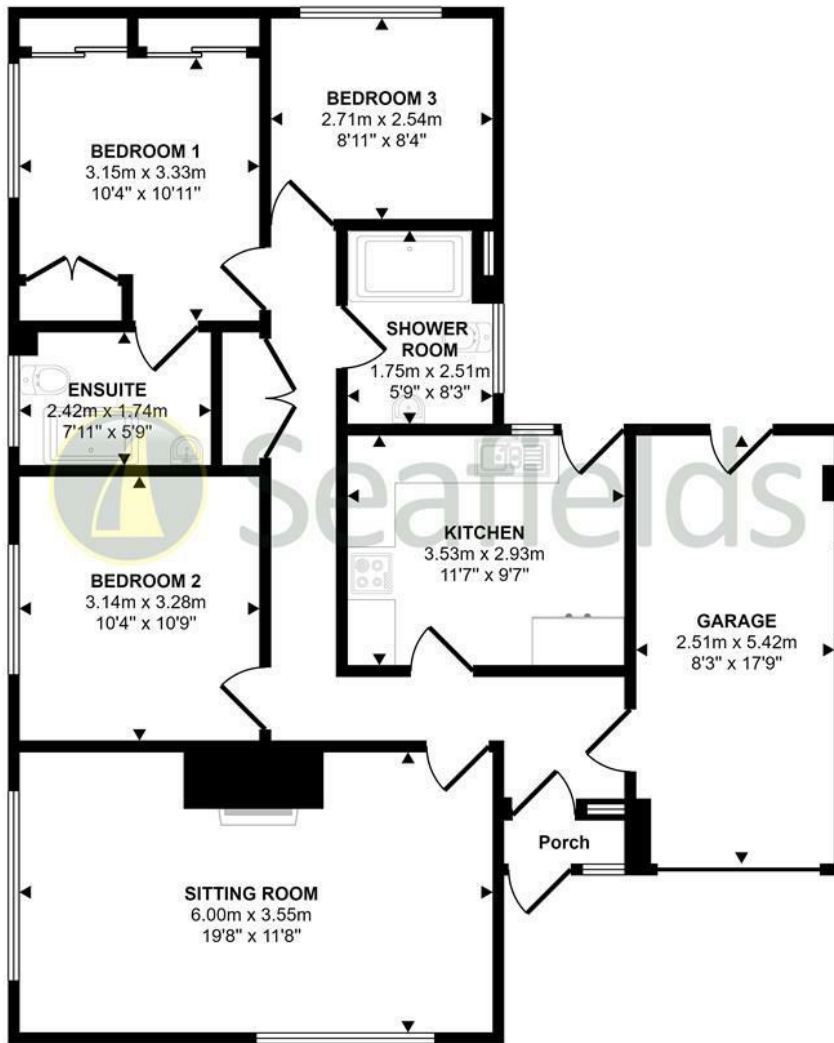
Conservation Area: No

Services: Unless otherwise stated, all utilities are mains connected.

DISCLAIMER:

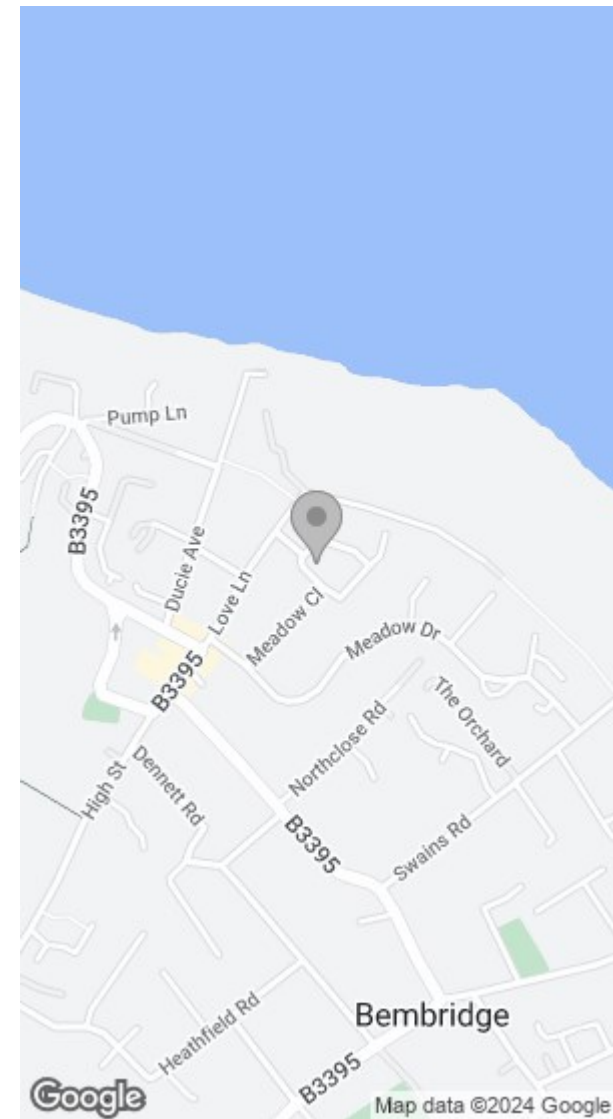
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
100 sq m / 1075 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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(91-91) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	74	England & Wales
		85	EU Directive 2002/91/EC

