



Guide Price £399,000
1A SANDPIPERS, BEMBRIDGE, PO35 5TY



EXQUISITE BUNGALOW HOME WITHIN TRANQUIL CUL-DE-SAC!

Offering show home presentation, this fabulous **DETACHED BUNGALOW** absolutely must be seen to appreciate the superb design, space, light and privacy. The impressive open plan design enables the welcoming hallway to flow through to the stylish kitchen and on to the wonderfully spacious and bright sitting/dining room (with vaulted ceiling) which leads to the garden. There are 2 **DOUBLE BEDROOMS** - one with en suite shower room - as well as a luxurious bathroom suite. Externally, there are easy to maintain **GARDENS** - one side offering the large secluded patio, with the rear and further side being laid to lawn. Added benefits include **GAS CENTRAL HEATING**, neutral decor and double glazing throughout plus a wide gravelled **PARKING BAY**. Just a level stroll away from the village amenities (an abundance of shops, eateries and bars - the Crab & Lobster being moments away), the property is also close to coastal walkways and the long stretch of beaches - all within minutes' reach. For those seeking quality, easy maintenance and convenience ... look no further.

ACCOMMODATION:

Entrance door into:

HALLWAY:

A welcoming hall with engineered wood flooring (flowing through to the kitchen and living areas), recessed lighting and radiator. Doors to bedrooms and main bathroom. Open-plan aspect into the kitchen and sitting room.

KITCHEN:

10'10 x 9'1 (3.30m x 2.77m)

Very stylish range of pale fronted cupboard and drawer units with solid wood fronted work surfaces incorporating inset 1.5 bowl white ceramic sink unit. Integral appliances include fridge/freezer, dishwasher, washing machine and gas hob with electric hob beneath. Cupboard housing Glow worm gas boiler. Larder cupboard with consumer unit. Double glazed window to front. Open plan aspect to:

SITTING/DINING ROOM;

16'0 x 15'0 max (4.88m x 4.57m max)

Superbly spacious and bright reception room with vaulted ceiling. Natural light flows through this room via Velux window plus double glazed windows to front and side with French doors to the garden. Radiators x 2.

BEDROOM 1:

11'11 x 10'1 (3.63m x 3.07m)

Well proportioned carpeted double bedroom with double glazed window over-looking the greenery of the side garden. Radiator. Door to:

EN SUITE:

6'11 x 2'11 (2.11m x 0.89m)

Quality suite of fully tiled shower cubicle with dual shower heads. Vanity wash hand basin and w.c. Gloss tiled flooring. Skylight window. Heated towel rail.

BEDROOM 2:

11'11 x 9'1 (3.63m x 2.77m)

Another large double bedroom with carpeted flooring. Radiator. Double glazed window to front.

BATHROOM:

7'0 x 5'1 + recess (2.13m x 1.55m + recess)

Luxurious white bathroom suite comprising panelled bath with double shower heads over and screen. Pedestal wash hand basin and w.c. Gloss tiled flooring. Tiled walls. Recessed shelving. Extractor. Heated towel rail. Recessed down lighters. Obscured double glazed window to rear.

GARDENS:

The garden 'wraps around' the property to both sides and the rear. There is a large enclosed patio to the side with raised flower beds. There is a grassed walkway to the rear leading to the other side which is laid to lawn with trees. Gated access to both sides leading to front. Garden shed and outside tap. The front is low maintenance and gravelled.

PARKING:

A wide gravelled parking bay provides off-street parking space or at least 2 cars/boats.

TENURE:

Freehold

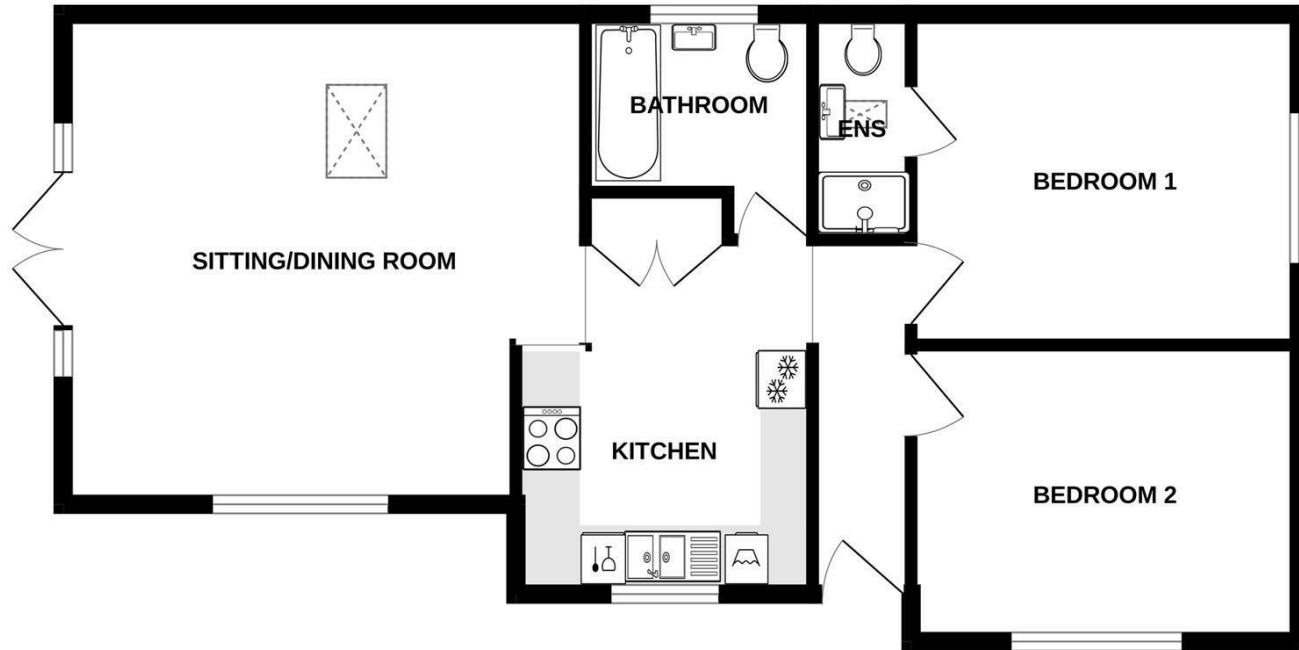
COUNCIL TAX:

Band: D

DISCLAIMER:

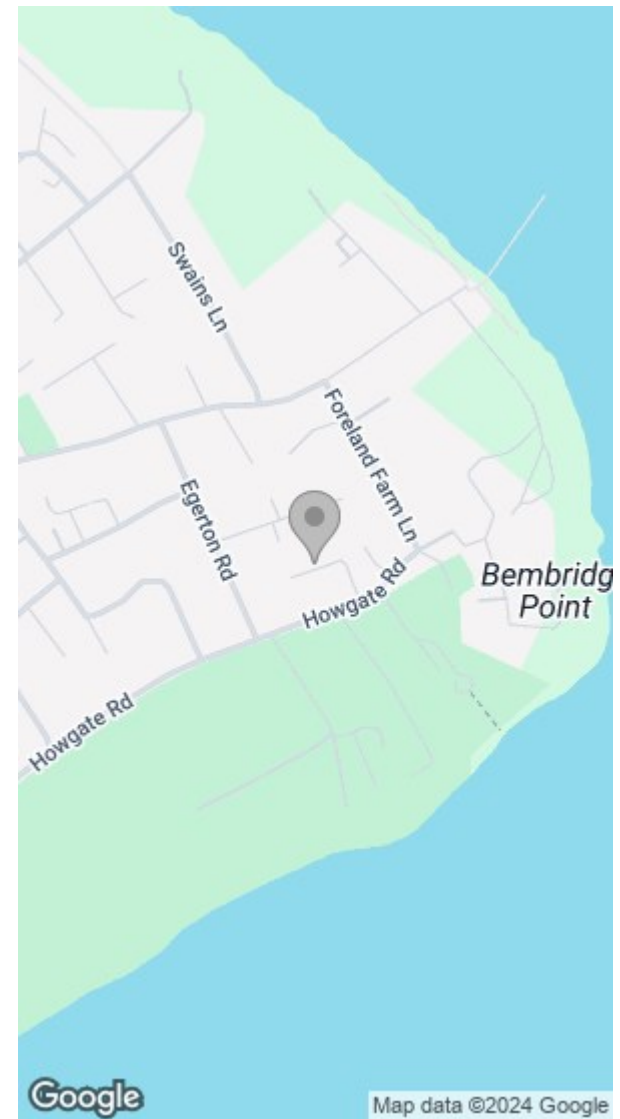
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B	81		(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		England & Wales	EU Directive 2002/91/EC	

