



Guide Price £550,000

49 CROSSWAY, BEMBRIDGE, ISLE OF WIGHT, PO35 5RE



WONDERFUL GARDENS WITH MANY SURPRISES!

A superbly designed DETACHED HOUSE set within a very large plot and just a level walk away from the excellent choice of shops, restaurants, school and lovely long stretch of beaches. Offering 3-4 BEDROOMS, the ground floor offers a large welcoming hallway with sweeping stairs to the first floor, cloakroom/w.c., bright sitting room (with LOG BURNER), spacious conservatory, bright and airy modern kitchen/dining room plus the fourth bedroom (or play room/study). The first floor comprises 3 more double bedrooms (one with en suite shower room) plus a luxury family bath/shower room. Further benefits including gas central heating, double glazing, and a smart block paved driveway with ample car/boat PARKING and leading to the GARAGE. One of the main features is the most impressive large, enclosed REAR GARDEN including a splendid pitched roof PERGOLA with inset lighting, plus summer house and garden shed. Located within this enviable, convenient position, certain this home must be seen to be appreciated!

ACCOMMODATION:

Entrance door with adjacent obscured double glazed panelled window into:

HALLWAY:

Engineered wood flooring. Coat hanging space. Solid timber panel door to Cloakroom/wc. Open aspect into:

CLOAKROOM/W.C.:

Comprising white suite of low level w.c. and wash hand basin. Continuation from hall of engineered wood flooring. Half tiling to walls. Double glazed obscured window to front.

RECEPTION HALL:

Superbly proportioned carpeted hall with sweeping staircase leading to first floor and cupboard below housing consumer unit and light. Radiator. Wood panel doors to all rooms. Double opening doors to:

SITTING ROOM:

Spacious and light dual aspect reception room with double glazed window to front and sliding double glazed doors to Conservatory. Radiators x 2. Attractive fireplace with inset multi fuel burner.

CONSERVATORY:

Pentagonal conservatory with double glazed windows and sliding door to garden.

KITCHEN/DINER:

Smart range of matching cupboard and drawer units with contrasting work surfaces over incorporating inset 1.5 bowl sink unit. Gas cooker point with extractor hood over. Space and plumbing for washing machine and tall fridge/freezer. Tiled splashbacks. Engineered wood flooring. Space for large table and chairs. Radiator. Double glazed windows to rear and side. Double glazed French doors to rear garden.

BEDROOM 4/STUDY/PLAY ROOM:

Versatile room with double glazed window to front. Radiator.

FIRST FLOOR LANDING:

Carpeted landing with double glazed window to front bringing ample light. Large linen cupboard. Access to loft space. Wood panel doors to:

BEDROOM 1:

A large double bedroom with double glazed windows x 2 over-looking rear garden. Radiator. Good range of recessed fitted wardrobe/cupboards. Door to:

EN SUITE SHOWER:

Modern suite comprising large shower cubicle, pedestal wash hand basin and w.c. Laminate flooring. Recessed down lighters. Tiled splashback.

BEDROOM 2:

Another large double bedroom with double glazed window to rear. Radiator. Good range of fitted wardrobes.

BEDROOM 3:

A third double bedroom with double glazed window to front. Radiator.

BATH/SHOWER ROOM:

Stylish room comprising a modern suite of bath with central taps, separate shower cubicle, vanity wash hand basin and low level w.c. Large 'utility cupboard' housing wall mounted 'Glow worm' gas boiler plus space and plumbing for washing machine and tumble dryer. Recessed down lighters. Vertical radiator. Double glazed obscured window to front.

GARDEN:

A fabulous large, very private garden to enjoy! Comprising patio area with the rest being mainly laid to lawn with assorted trees. Gated access leading to driveway. There is a superb bespoke pitched roof 'pergola' including some lovely features and inset lighting - the perfect spot for outdoor dining. Garden shed plus timber summer house with pitched roof and lighting.

DRIVEWAY:

A smart block paved driveway offers ample car/boat parking space to the front and side of No. 49 - and leads to the garage.

GARAGE/WORKSHOP:

A deep garage/workshop with up and over door, power and light. Window and door leading to rear garden.

OTHER INTERESTING FACTS:

Tenure: Freehold

Construction: Standard

Council Tax Band: E

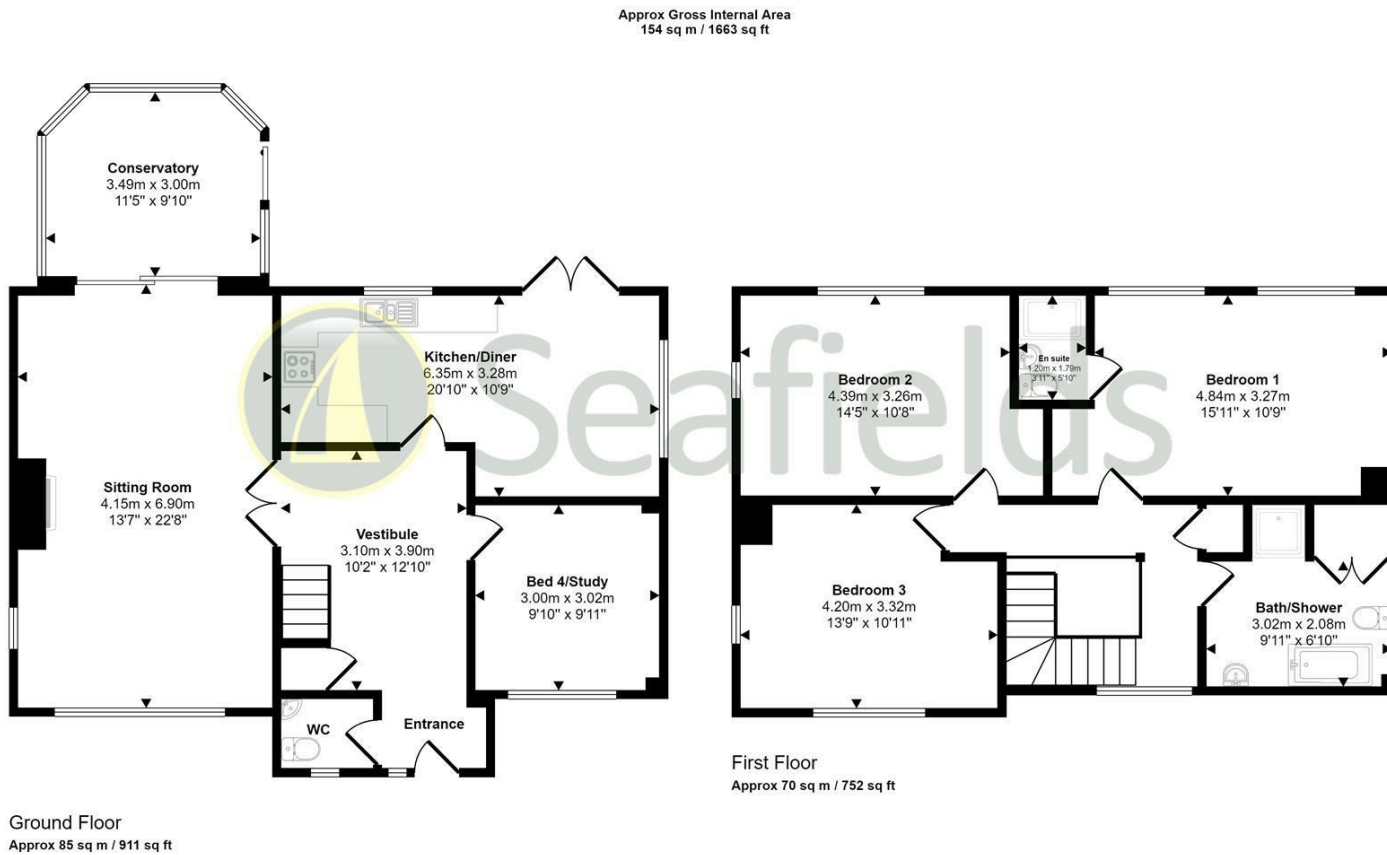
Energy Performance Certificate: Rating C (71)

Flood Risk: None

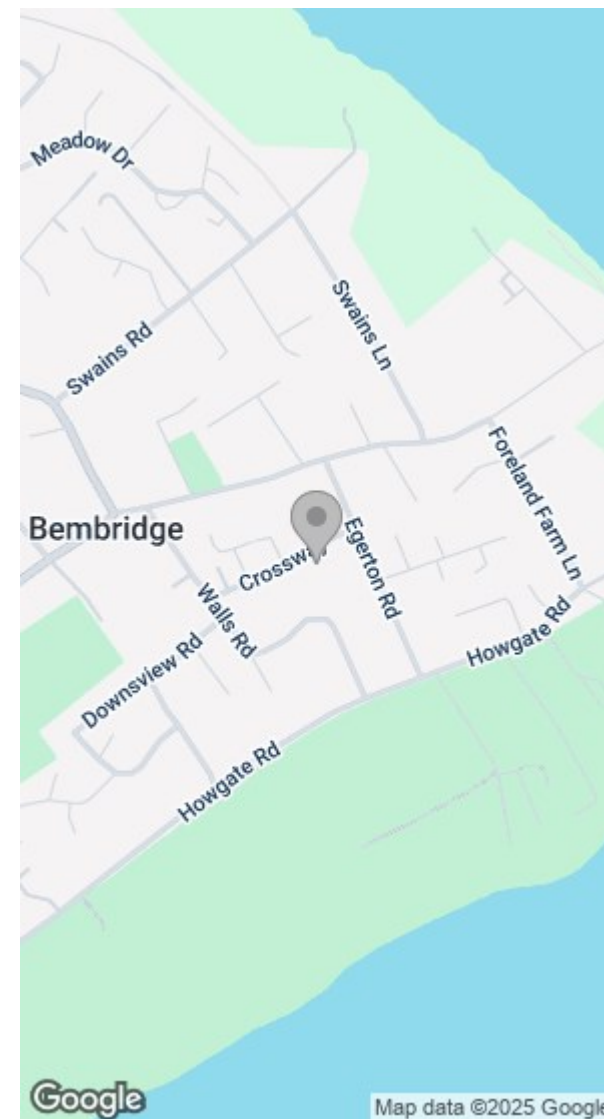
Services: Mains gas, electricity and water

DISCLAIMER:

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



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		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			
England & Wales		EU Directive 2002/91/EC	
		71	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		65	75

