



Guide Price £625,000

15 PADDOCK DRIVE, BEMBRIDGE, ISLE OF WIGHT, PO35 5TL



AN EXCEPTIONAL OPPORTUNITY MOMENTS FROM BEAUTIFUL BEACHES!

This splendid DETACHED HOUSE is situated in this enviable location just OPPOSITE THE SLIPWAY leading to the picturesque seashore - making it an ideal haven for avid watersports enthusiasts and outdoor swimming lovers, or those simply seeking an enviable coastal lifestyle. This well proportioned home offers 5 BEDROOMS and 2 bath/shower rooms - one of each within a large ground floor 'suite' - ideally positioned giving 'separation' from the rest of the house. Further accommodation comprises 2 reception rooms, a separate modern kitchen/breakfast room, utility and downstairs cloakroom, plus bright sun porches to front and rear. Situated on a good sized corner plot, there is a large very level REAR GARDEN with attractive 'Lushington' outhouses including a SUMMER HOUSE and substantial WORKSHOP. Additional benefits include SEA VIEWS, gas central heating, double glazing plus a large driveway with ample CAR/BOAT PARKING space. In summary, this property on Paddock Drive is an excellent find - offering great family living in this tranquil setting, plus such convenience to the host of Bembridge amenities including its choice of shops, eateries, bars, sailing clubs, primary school and churches. Certainly A LIFE STYLE, NOT JUST A HOME!

ACCOMMODATION:

Double glazed entrance door to:

ENTRANCE PORCH:

Large porch with double glazed windows to side and front. Radiator. Wood laminate flooring. Internal window and glazed door to Hallway. Further door to ground floor Master Bedroom Suite.

HALLWAY:

A large welcoming hallway with continuation of wood laminate flooring and carpeted stairs leading to first floor with large double glazed window to side. Doors to:

CLOAKROOM/WC:

Comprising white suite of w.c. and wash hand basin. Recessed area for coats. Obscured window to side.

SITTING ROOM:

Charming dual aspect carpeted sitting room with double glazed windows to side and front - offering a pleasant outlook across Paddock Drive towards the coast. Radiator. Internal window (with opaque blue film with inset tall ship motive) through to dining room. Return door to hall and further inter-connecting door to dining room.

DINING ROOM:

A designated dining room with sliding double glazed doors to outside. Radiator. Wood laminate flooring. Doorway to:

KITCHEN/BREAKFAST ROOM:

Also accessed via the Hallway, a modern fitted kitchen comprising blue range of cupboard and drawer units with contrasting work surfaces and incorporating a breakfast bar. Inset white ceramic sink unit. Integral Bosche induction hob with double oven below. Space for tall fridge/freezer. Larder cupboard. Radiator. Continuation of wood laminate flooring. Double glazed window over-looking rear garden. Doorway to:

UTILITY ROOM:

Space and plumbing for washing machine and tumble dryer. Unit including inset sink unit with cupboard below. Radiator. Carpet tiles. Double glazed window to rear. Double glazed door to:

REAR SUN PORCH:

A bright porch with double glazed windows and door to rear garden.

GROUND FLOOR MASTER SUITE:

Superbly proportioned bedroom with double glazed window to front and sliding doors to rear garden. Radiator. Recessed down lighters. Wood laminate flooring. High level cupboards housing gas and electricity meters. Door to:

EN SUITE SHOWER ROOM:

Modern suite comprising large fully tiled shower cubicle, w.c. and wash basin. Heated towel rail. Tiled flooring. Folding door to cupboard housing Vaillant gas boiler. Obscured double glazed window.

FIRST FLOOR LANDING:

Carpeted landing with large side double glazed window (above stairs). Access to loft space. Doors to:

BEDROOM 2:

A superbly bright dual aspect double bedroom with double glazed windows to side and front, offering lovely towards the Solent. Radiator. Fitted wardrobes x 2.

BEDROOM 3:

A fourth double bedroom with double glazed window offering garden and sea views. Radiator. Carpeted flooring. Fitted wardrobe.

BEDROOM 4:

Carpeted double bedroom with double glazed window to front offering yet more lovely sea views. Radiator. Deep over-stairs cupboard.

BEDROOM 5:

A single bedroom or ideal study with double glazed window over-looking rear garden. Radiator. Wood laminate flooring. Built-in cupboard screened by curtain.

FAMILY BATHROOM::

Quality white suite comprising panelled bath with Mira Spring shower over; wash hand basin and w.c. Heated towel rail. Shaver point. Obscured double glazed window to rear.

OUTSIDE:

There is a superbly proportioned, very level enclosed rear garden with patio area - the perfect spot for al fresco dining - with the rest mainly laid to lawn with some raised shrub borders and assorted trees. There are quality Lushington outhouses including a pretty summer house plus large timber workshop/store with light and power. Gated access leading to front.

TENURE:

Freehold.

OTHER PROPERTY FACTS:

Council Tax Band: E (£3047)

Energy Performance Rating: D (60)

Conservation Area: No

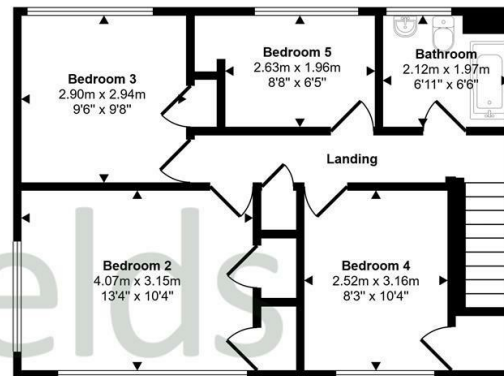
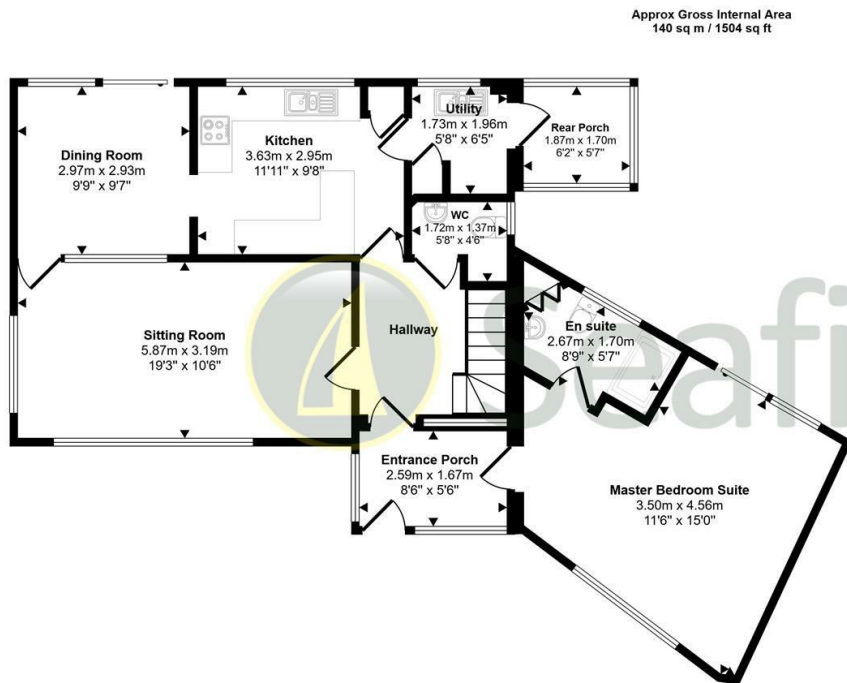
Flood Risk: Very low

Utilities: Mains gas, electricity, water and drainage

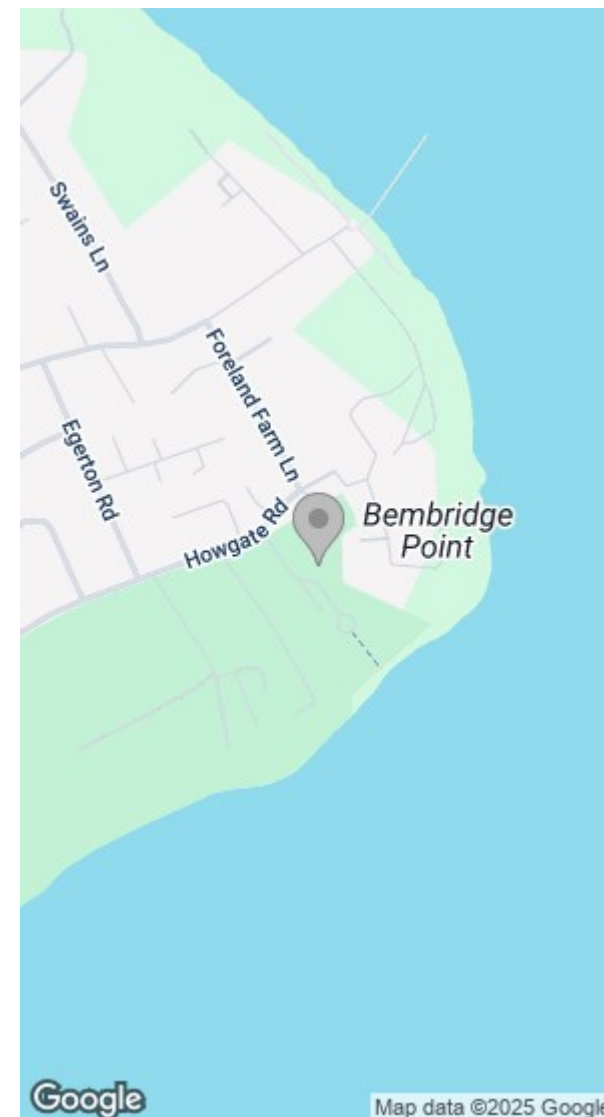
Sellers' Situation: Chain free

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.



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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) 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		England & Wales	EU Directive 2002/91/EC	

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