

# SPENCE WILLARD



Windermere Heathfield Road, Bembridge, Isle of Wight, PO35 5UW



# *A spacious family home situated on a large plot with plenty of garden, off road parking and garage.*

VIEWING

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With immaculate presentation, Windermere is a substantial three or four-bedroom bungalow offering a wealth of family space. There are currently three bedrooms all with built in wardrobes, two of which are large doubles and a sitting room with sunny aspect. A large dining room and separate kitchen as well as conservatory overlook the gardens at the rear which are largely laid to lawn but beautifully well-tended and incorporate vegetable patch, greenhouse, a chalet which could provide ancillary accommodation, there is also a generous size detached garage. Windermere is particularly well maintained with uPVC windows throughout and has been well looked after by the current owners yet represents an opportunity for any buyer to modernise and in addition there is a large loft space where similar properties on the road have converted to offer more accommodation (planning permission and building regulation sign off may be required).

Windermere is ideally situated with close proximity to Steyne Park and Bembridge Primary School, the coastal paths of Bembridge are also nearby. Bembridge village centre has a butcher, florist, bakery, delicatessen, fishmonger and farm shop, in addition to several cafes and restaurants all within easy access. The harbour also has two sailing clubs and there are numerous beaches while the Fast Cat, providing high speed passenger links to Portsmouth, is located in Ryde approx. 7 miles away.

Accommodation.

Entrance

Crescent shaped steps lead to a composite front door with porch, high level electricity meter.

Inner Hallway

With airing cupboard incorporating bar heater and shelving. Hatch accessing a large loft space.

Sitting Room

Dual aspect room of good proportions with electric fire and bay window overlooking the front and southerly aspect.

Bedroom 1

A good-sized double bedroom with plenty of built in wardrobe storage and window overlooking the side aspect.

Bedroom 2

With bay window overlooking the front aspect and built in wardrobes.

Bedroom 3

A smaller double bedroom with built in wardrobes.



#### W.C

With tiled floors, pedestal wash basin, concealed cistern W.C.

#### Shower Room

With tiled floor and wall and large walk-in shower, vanity unit wash basin and W.C.

#### Dining Room

A central room of large proportions with stone fireplace housing a gas fire and sliding doors and views of the garden.

#### Kitchen

This substantial space offers a full range of undercounter and wall mounted storage units incorporating Neff four ring gas hob with extractor over, mid-level Neff oven and grill. Stainless steel sink and mixer tap over and semi-integrated Bosch dishwasher. There is space and plumbing for a washing machine, tumble dryer and there is a built in fridge and freezer.

#### Garden Room / Conservatory

An excellent addition overlooking the gardens. There is central heating and glazed wall and ceilings with venetian blinds and windows aiding its year round use.

#### Outside

Set well back in its own generous sized plot Windermere has a five bar gate accessing a driveway with parking for several cars. The front lawn is beautifully presented with beds containing colourful perennials and roses in addition to landscaped pathways and drive leading to a car port onto a detached garage. The rear gardens are enclosed and are well tended with large lawn space in the middle, beds to the side offer a range of colour and herbaceous shrubs while there is a vegetable patch and greenhouse in the far corner.

#### Outbuildings

A detached garage with up and over door provides parking and storage extending some 9 metres in length with utility room at the rear, power and lighting laid on. There is a garden shed and also a chalet in the rear corner which is insulated with power and uPVC windows and doors and currently provides a home office but could be converted for use as an annexe or ancillary accommodation if facilities of drainage and water are added.

#### Services

Mains gas, electricity, water and drainage. Heating is provided by gas fired boiler located in the kitchen and delivered via radiators.

#### Council Tax:

Band E

#### EPC Rating

C

#### Postcode

PO35 5UW

#### Tenure

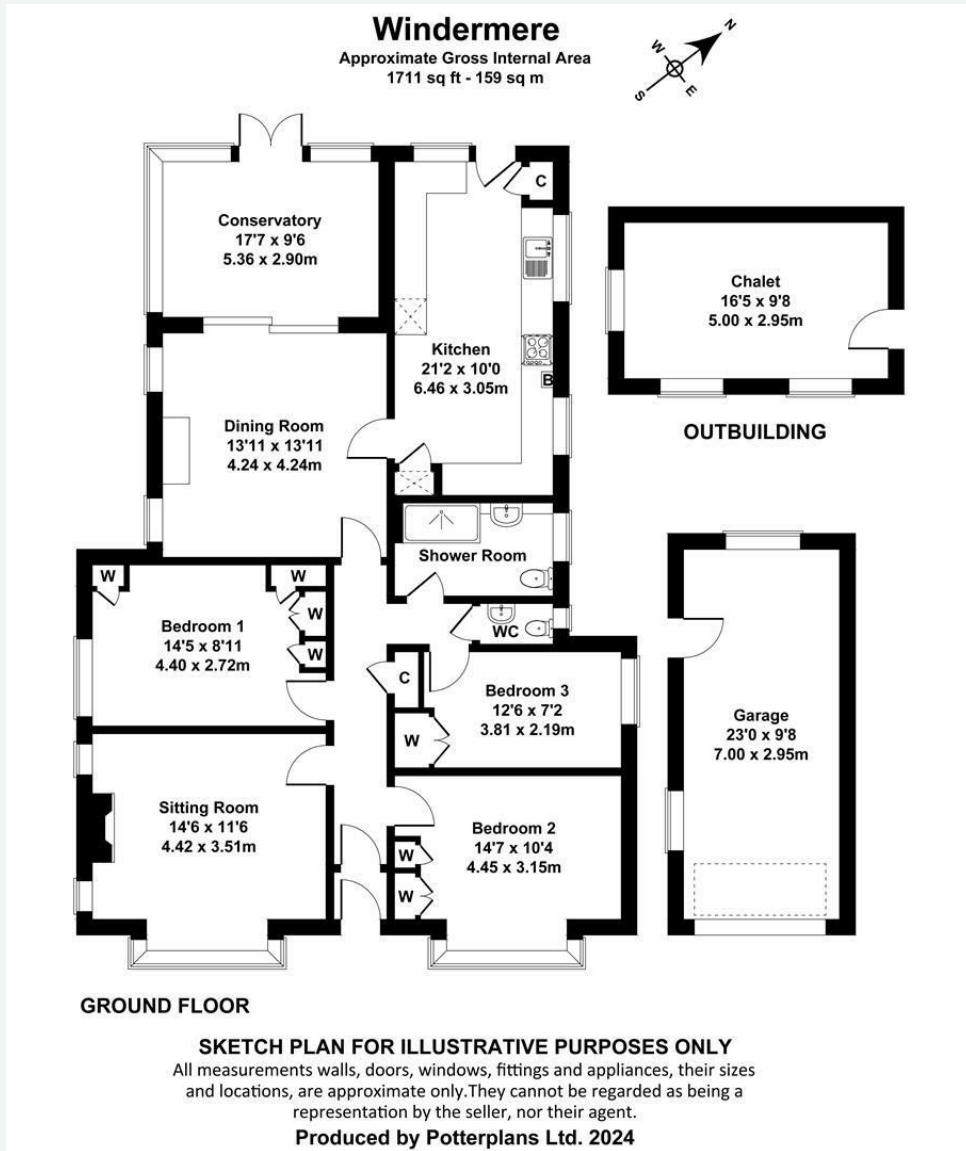
The property is offered Freehold.

#### Viewings

All viewings will be strictly by prior arrangement with the agent Spence Willard.







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