

SPENCE WILLARD



46 Trelawny Way, Bembridge, Isle of Wight, PO35 5YE

*A modernised and well-presented three-bedroom bungalow, occupying a corner plot with private gardens, a garage, and ample reception and storage space.*

VIEWING

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46 Trelawny Way has been extended and upgraded to include a large garden room and a utility room, alongside a modern kitchen and a wet room-style shower room. The property offers three bedrooms, two of which are doubles, and a spacious dual-aspect sitting room. The rear garden has a southerly aspect, enclosed by fencing, and is mainly laid to lawn. There is plenty of off-road parking at the front, along with a small garage/store.

Situated in a sought after location, providing direct access through the 'lanes' to the village centre and Bembridge Harbour, from which you can access superb country walks and along the coast to Priory Bay or Culver Down and beyond. There is a good range of shops within Bembridge including a butcher, florist, bakery, fishmonger, pharmacist and farm shop, in addition to a coffee shop and restaurants. Bembridge Harbour has extensive mooring facilities, whilst there are also numerous beaches. The Fastcat, providing high speed passenger links to Portsmouth is located in Ryde approximately 7 miles away.

**Accommodation**

**Entrance**

A covered porch features a tiled step leading up to a uPVC door. The hallway has coir matting with carpet running throughout. There is a cloakroom/W.C. with a high-level consumer unit, a vanity unit with wash basin, and a W.C.

**Sitting Room**

A particularly bright dual-aspect sitting room of excellent proportions, featuring a composite stone fireplace mantle with housing for a gas fire. A bay window overlooks the side aspect, bringing in plenty of natural light.

**Kitchen**

The kitchen comprises a full range of under-counter and wall-mounted Shaker-style units with white metro tile splashbacks. It includes a Range Master stainless-steel, five-ring cooker with an extractor hood above, free standing fridge/freezer and dishwasher. A remote-operated Velux window floods the kitchen with natural light.

**Garden Room**

This new addition offers extra space that can serve as a dining room, office, or additional reception area, overlooking the gardens with a sunny aspect.

**Bedrooms**

There are three bedrooms: two large doubles and a principal bedroom with a dual aspect overlooking the garden and a full bank of built-in wardrobe storage.

#### Shower Room

A contemporary wet room-style shower room features a vanity unit with wash basin, a concealed-system W.C. a heated towel rail, and a walk-in shower with Myra fittings. Both walls and floors are tiled, and a Velux window provides natural light.

#### Utility Room

Converted from part of the original garage, this useful space includes worktops, plumbing for a washing machine and tumble dryer, a wall-mounted Vaillant boiler, and five deep storage cupboards.

#### Outside

Located on a corner plot, the bungalow benefits from landscaped gardens, including a low-maintenance slate rockery planted with various shrubs such as lavender and echium. The remainder of the garden is laid to lawn with side access leading to the rear garden, which has deep flower beds on all sides, offering year-round colour and interest. There is also a small area of hardstanding in one corner. At the front, a block-paved driveway provides parking for several cars.

#### Services

Main electricity, water, and drainage are connected. Heating is provided by a gas-fired boiler located in the utility room, with radiators.

#### Tenure

The property is offered freehold.

#### Council Tax

Band: E

#### EPC Rating

C

#### Postcode

PO35 5YE

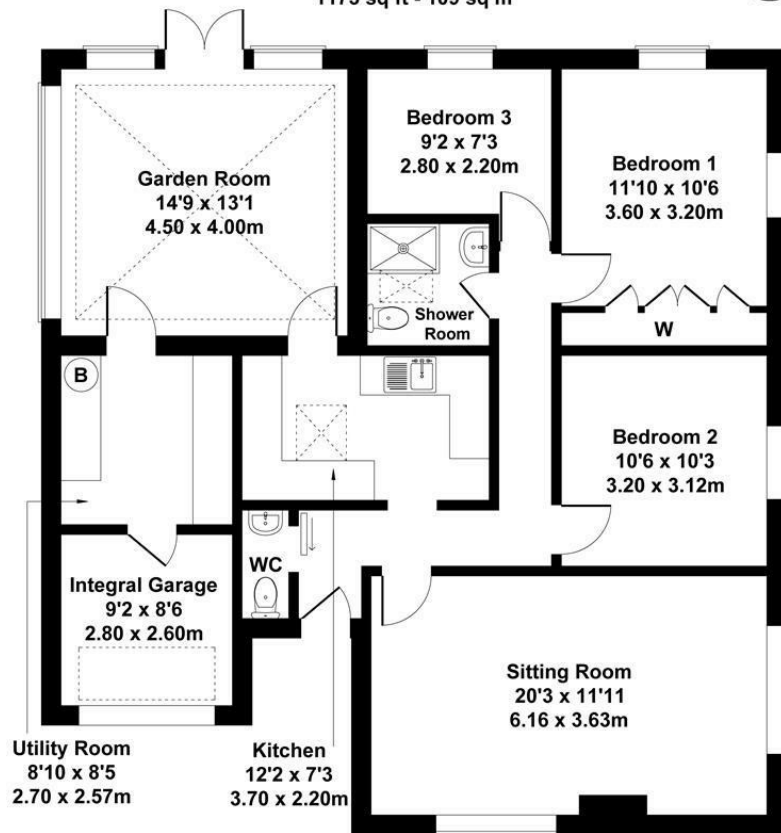
#### Viewings

Strictly by prior appointment with the sole selling agent Spence Willard



# 46 Trelawny Way, Bembridge

Approximate Gross Internal Area  
1173 sq ft - 109 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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