SPENCE WILLARD

Pebble Cottage, 6 Queens Road, Bembridge, Isle Of Wight, PO35 5UT

A well-presented home incorporating a modern extension with open plan kitchen and private garden located in close proximity to the village centre.

VIEWING
BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK

Pebble Cottage is an attractive former fisherman's cottage boasting a recently installed durable and efficient cork render coating. It is located on an unmade road close to the village centre which makes it particularly convenient for local amenities and the village primary school. The property benefits from having been extended and modernised within recent years offering an open plan kitchen/dining room with bi-folding doors onto the garden, an attractive sitting room with built-in shelving, downstairs W.C and two bedrooms upstairs with a large family bathroom. A landscaped and enclosed rear garden with summer house and storage to the side.

Situated moments from the village centre Bembridge boasts a good range of shops including a butcher, florist, bakery, Organic farm shop and fishmonger in addition to cafes and restaurants. Bembridge Harbour has extensive mooring facilities and two sailing clubs, whilst there are also numerous beaches. The Fastcat ferry providing high speed passenger links to Portsmouth, is located in Ryde approximately 7 miles away.

Accommodation
Ground floor
Entrance
Porch with plenty of space for hanging coats and storing boots.

Sitting Room
With large sash window overlooking the front and engineered oak flooring running throughout. Hand made cupboards and shelving houses space for a large flat screen TV.

Open Plan Kitchen/Dining Area
A superb space with kitchen and breakfast bar leading onto a dining room with roof light and bi-folding doors onto the garden and patio terrace. The shaker style kitchen in putty grey incorporates space and plumbing for a gas fired range cooker with extractor over and also space for a fridge/freezer, built in wine rack and integrated dishwasher.

W.C./Cloakroom
Panelled walls, W.C. and wall-mounted wash basin.

First Floor
Carpeted stairs rise to a landing with airing cupboard.

Bedroom 1
A large bedroom with sash window overlooking the front with integrated wardrobes.

Bedroom 2
A good sized double bedroom, with high level storage cupboard, loft hatch and window overlooking the rear garden.

Family Bathroom
With porcelain tile wood effect flooring, this is a stylish suite with sawn timber panelled wall and panelled bath, separate large shower, vanity unit wash basin with slate stone top and vintage style column radiator and W.C.

Outside
The enclosed garden extends to the rear with a paved stone terrace and timber sleeper, step up to a level garden laid to lawn with large summer house to the rear, with power and lighting laid on and storage either side. There is side access to the front where there is small paved area and low-maintenance bed with box hedging and planted lavender.

Parking
Parking is available on the lane to the front.

Services
Mains electricity, water and drainage. Heating is provided by a gas fired boiler and delivered via radiators.

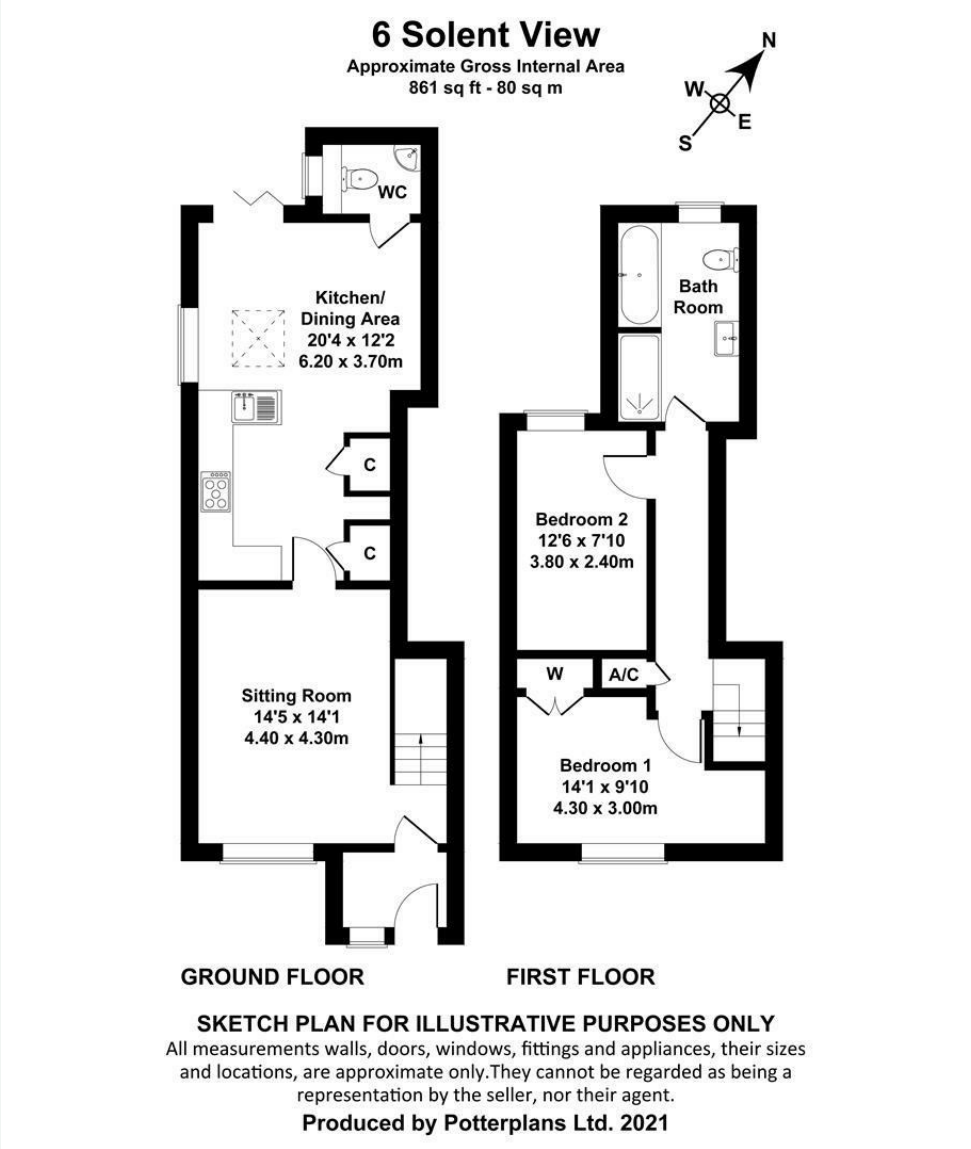
EPC Rating
D

Council Tax
Band C

Tenure
The property is offered Freehold.

Post code
PO35 5UT

Viewings
All viewings will be strictly by prior arrangement with the sole selling agents.



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