

SPENCE WILLARD



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

In a central location, convenient for shops, walks on the coastal path and the beach, this modernised family home has enclosed gardens and a double garage.

VIEWING

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32 Trelawny Way has been refurbished in recent years to incorporate all new heating, electrics, windows and décor as well as bathroom, kitchen and a rear extension overlooking the garden. The house comprises 4 bedrooms, 1 shower room upstairs, while there is a spacious layout on the ground floor incorporating separate sitting room, kitchen, open plan to a dining room which occupies a new rear glazed extension, with fantastic garden outlook and connects to a further family room/study.

Situated in a quiet cul-de-sac 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 are a good range of shops within Bembridge including a butcher, florist, bakery, fishmonger, pharmacist and farm shop in addition to cafes 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

Ground Floor

Entrance

New (approx 2018) porch with composite 5 lever lock door with glazed sidelights with plenty of space for storing boots and hanging coats.

Hallway

With plenty of space under the stairs and sliding door accessing W.C./cloakroom, including heated towel rail, wash basin and tiled wall and floors.

Sitting Room

A generous reception room with picture window overlooking front aspect.

Kitchen

The kitchen was updated in 2018 along with an excellent rear extension and offers a full range of under counter and wall mounted storage, with stainless steel sink with mixer tap over, four ring gas hob with extractor over and integrated oven, dishwasher, fridge and freezer. There is space and plumbing for a washing machine/tumble dryer and a breakfast bar island in the centre.

Garden Room/Dining Room

Within the extension to the rear this versatile space has plenty of light and garden outlook, currently arranged as a dining room with doors accessing the garden.

Family Room/Study

An extra tv room or study located off the kitchen and garden room.

First Floor

Stairs rise to a galleried landing with hatch accessing a loft space (partially boarded), airing cupboard housing hot water tank and linen shelves. The first floor comprises of 4 bedrooms, 3 of which are large doubles, 2 have built in wardrobes. There are carpeted floors throughout and new internal doors as well as a large family shower room with walk in shower with tiled walls, a vanity washbasin, hidden system W.C. and towel rail.

Outside

Set back from the road there is parking for 2 cars on a driveway in front of the garage and a large lawned area with herbaceous shrubs gives some privacy to the house. A side gate accesses the rear garden which is enclosed by fence with mature hedging largely laid to lawn with a substantial summer house/store (added approx 2022) in the corner, shed and greenhouse.

Garage

Attached double garage with electric up and over door. Water, power and lighting laid on.

Services

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

Tenure

The property is offered Freehold.

Council Tax

E

EPC Rating

D

Postcode

P035 5YE

Viewings

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



32 Trelawny Way

Approximate Gross Internal Area
1787 sq ft - 166 sq m



GROUND FLOOR

FIRST FLOOR

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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