

SPENCE WILLARD



8 Paddock Drive, Bembridge, Isle of Wight, PO35 5TL

A comprehensively modernised, light and beautifully presented family home with sea views and convenient access to the beach at the end of the road.

VIEWING

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8 Paddock Drive is a particularly comfortable and exceedingly well appointed detached home offering light and spacious accommodation extending to four bedrooms with enclosed gardens and an attached double garage.

The open plan sitting and dining room benefits from triple aspect windows and overlooks the garden with sunny southerly aspect while there is a fully equipped kitchen, large porch and entrance hall and downstairs W.C. There are four large bedrooms all on the first floor, three of which are large doubles and a family shower room. Views to the sea are enjoyed from several of rooms and a large double garage that offers a versatile storage space and could be converted to offer an ancillary room or further accommodation. There is also scope to add an ensuite to the first floor if required.

Forelands beach off Paddock Drive is excellent with its links to coastal walks, rock pooling and exploring along with being a great spot for kite surfing, windsurfing or paddle boarding is located just outside of the property with the slipway some 50m away. Bembridge Village is diverse with a real community feel. It has a fantastic range of small shops for everyday needs, including an excellent fishmonger with freshly caught fish, a farm shop, a butcher, a delicatessen, bakery, coffee shop and several good restaurants. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). Located close to the eastern most point of The Island. Bembridge Harbour has extensive mooring facilities and two sailing clubs.

Accommodation

Ground Floor

Porch

An enclosed porch with double glazed door and window with blinds provides an ideal vestibule to the house with plenty of space for coats and boots.

Entrance Hall

A light and airy space with room under the stairs and luxury vinyl tile flooring running throughout the ground floor.

W.C.

With window opening in the side aspect, attractive patterned tile floor, tongue and groove clad walls to mid height and vanity unit wash basin, heated towel rail and W.C.

Kitchen/Breakfast Room

A fully equipped kitchen overlooking the garden at the rear and comprising a range of undercounter and wall mounted storage units with space and plumbing for an American Style fridge freezer, washing machine and dishwasher. Tiled splashbacks, counter top lighting and an integrated 1.5 bowl stainless steel sink with mixer tap over. Presently fitted with an oven with an induction hob on top and extractor hood over.

Sitting Room / Dining Room

This exceptional family entertaining space has triple aspect windows and sliding doors opening to the garden. The large windows provide lots of natural light and the sitting room has an attractive white fireplace with marble surround electric fire and ambient lighting inset.

First Floor

Carpeted stairs with tongue and groove clad walls to mid height rise to a large landing with hatch and loft ladder accessing the loft space. There are four bedrooms, three of which are good sized doubles and all with built in wardrobe storage while the fourth bedroom also with wardrobe storage is currently arranged as an office and overlooks the garden. Bedroom 1 has dual aspect windows and excellent views towards Forelands

Beach and the potential for adapting the first floor layout to include an ensuite bathroom has been investigated.

Family Shower Room

Newly fitted with Heritage wash basin, W.C and walk in shower in addition to illuminated mirror and heated towel rail.

Outside

The house is set well back from the road with plenty of off-road parking with hard landscaped driveway and lawn with 3ft boundary fence and Griselinia hedging along one side. There is access on both sides to a landscaped rear garden which is relatively low maintenance including a large terrace ideal for outdoor dining and entertaining with the remainder laid to lawn and two Lushington supplied Sheds on concrete bases, one of which provides a garden store, the other a potting shed.

Garage

Attached to the house a double garage with twin up and over doors offers plenty of storage available with high level consumer unit, wall mounted Glow Worm combination boiler and space and plumbing for a tumble dryer. There is exciting potential to convert the garage into a ground floor bedroom with ensuite (subject to obtaining the necessary consents) similar to other houses in the road.

Services

Mains electricity, water and drainage. Heating is provided by gas fired combination boiler located in the garage and delivered via radiators with a remote operated Glow Worm thermostat and the property is currently connected to Wight Fibre. There are various outdoor power points as well as in the garage which could be converted for vehicle charging.

EPC Rating

D

Council Tax
Band E

Tenure
The property is offered freehold

Postcode
PO35 5TL

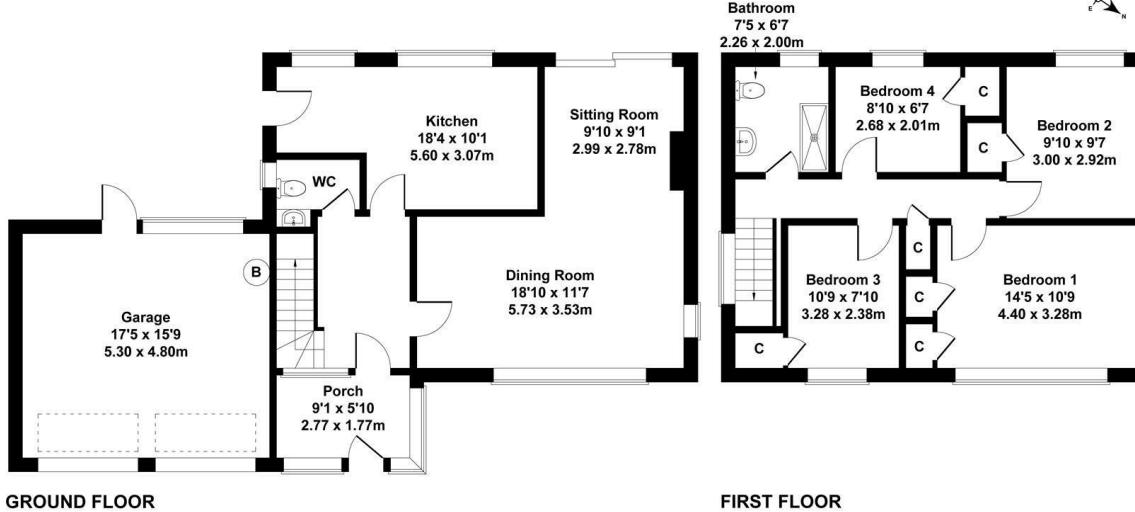
Viewings

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



8 Paddock Drive

Approximate Gross Internal Area
 Main House - 1152 sq ft - 107 sq m
 Garage - 274 sq ft - 25.44 sq m
 Total - 1426 sq ft - 132.44 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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