



Guide Price £343,000  
ROSEWOOD, MANNA ROAD, BEMBRIDGE, PO35 5UX



## **A REAL GEM IN THE VERY HEART OF THE VILLAGE!**

Welcome to this modern and beautifully presented 3 year old DETACHED HOUSE located in a tucked away, tranquil setting, a level walk from the amenities of Bembridge village, including the great choice of shops, restaurants, bars and cafes, plus the local church, school and library. The wonderful beaches and rural walkways are also just minutes away. The accommodation offers a most impressive open-plan sitting/dining area with open aspect to the sleek kitchen - where natural light flows throughout. There is a downstairs w.c. and utility 'cupboard', with the first floor offering 2 BEDROOMS and a modern bathroom. Added benefits include GAS CENTRAL HEATING, double glazing throughout, an enclosed garden (with timber shed) plus a private PARKING BAY. Certainly an opportunity NOT TO BE MISSED!

### **ACCOMMODATION:**

The property is naturally spacious and bright throughout with neutral decor, double glazed windows, recessed down lighters - with luxury vinyl flooring throughout the ground floor.

### **HALLWAY:**

Entrance door with glazed inserts to Hall with white panelled doors to Utility Cupboard, downstairs w.c. and living accommodation.

### **UTILITY CUPBOARD:**

Space and plumbing for washing machine with storage over. Extractor fan. Obscured window to side.

### **DOWNSTAIRS CLOAKROOM/WC:**

Comprising white suite of w.c. and corner wash hand basin. Radiator. Obscured window to side.

### **OPEN PLAN SITTING/DINING ROOM/KITCHEN:**

A superbly spacious and bright triple aspect open-plan room with squared bay window to front, obscured window to side plus further window, Velux windows x 2 and French doors to rear garden. Radiators x 2. Recessed down lighters. Designated sitting and dining areas with carpeted stairs leading to first floor. Understairs storage cupboard.

The stylish kitchen comprises good range of matching cupboard and drawer units with contrasting work surfaces over and inset 1.5 bowl sink unit with mixer taps. Integral appliances to include 'Cooke & Lewis' ceramic hob and eye level oven; concealed dishwasher and tall fridge/freezer. Tiled splash backs. Wall mounted Glow-worm gas combination boiler.

### **FIRST FLOOR LANDING:**

Carpeted landing with obscured window to side. Recessed down lighter. Panelled white doors to:

### **BEDROOM 1:**

Good sized carpeted double bedroom with window to front. Radiator.

### **BEDROOM 2:**

A second carpeted bedroom with window over looking rear garden. Radiator.

### **BATHROOM:**

Modern white bathroom suite comprising P-shaped bath with mixer shower over and screen. Vanity wash hand basin (with illuminated mirror over) and w.c. Attractive tiled wall surrounds. Non slip flooring. Extractor. Recessed lighting. Radiator.

### **GARDEN:**

### **PARKING:**

There is a well proportioned rear garden enclosed via fencing and comprising large decked area - perfect for al fresco dining - with the rest being laid to lawn with shrub borders. Timber shed. Outside tap. Gated access.

### **COUNCIL TAX and EPC:**

Council Tax Band: D

Energy Performance Certificate: B

### **TENURE:**

Freehold

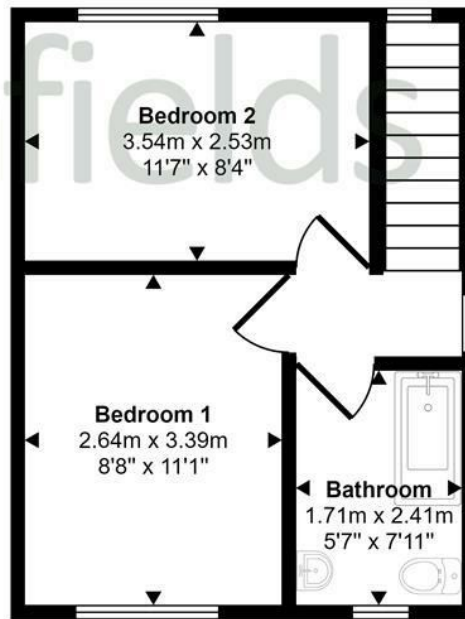
### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
69 sq m / 739 sq ft

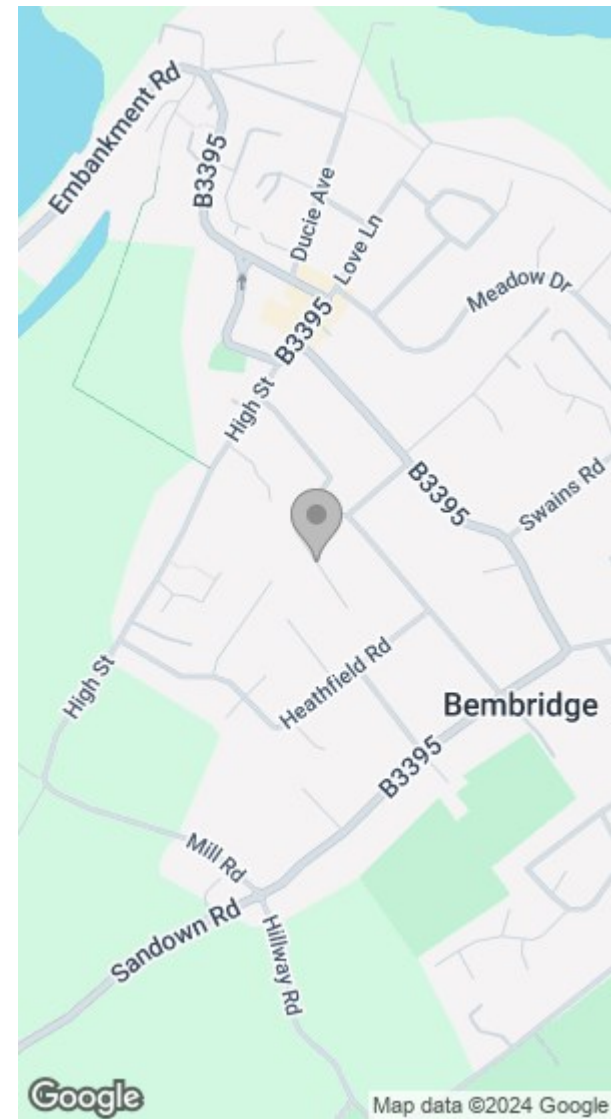


**Ground Floor**  
Approx 42 sq m / 447 sq ft



**First Floor**  
Approx 27 sq m / 291 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>95</b>	(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>83</b>	(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

