



FREEHOLD

House - Detached

# 45 RESERVOIR ROAD, SURFLEET, PE11 4DH

## £325,000

FEATURES



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**Bellavie**  
HOMES  
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# 3 Bedroom House - Detached located in Surfleet

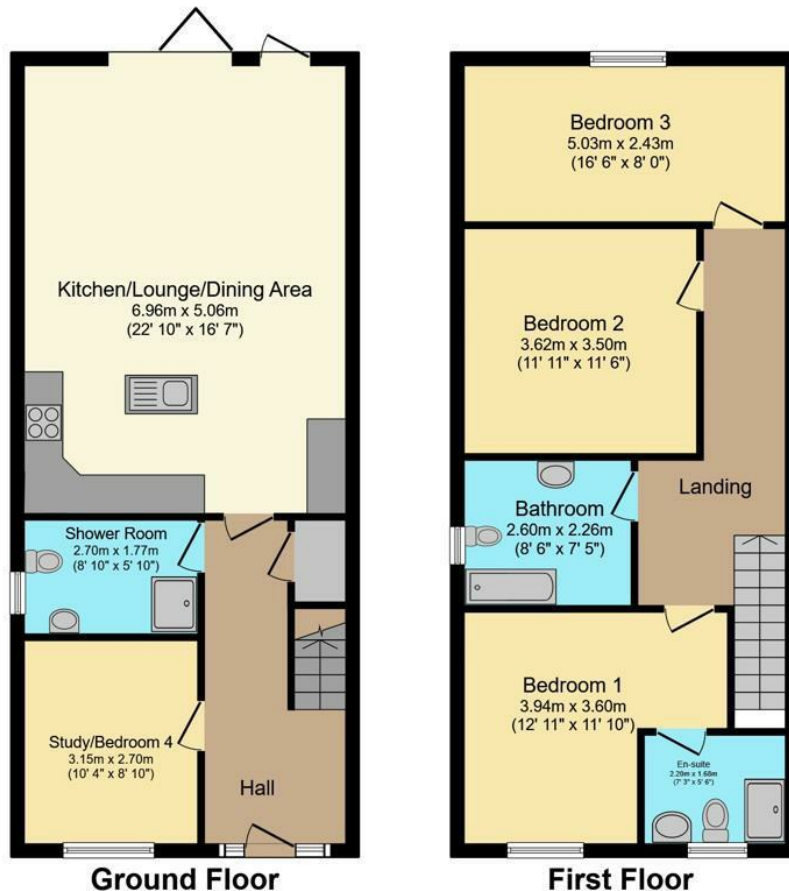
Welcome to this stunning detached house located on Reservoir Road in Surfleet. This ultra-modern property, built in 2022, offers a perfect blend of style and comfort.

As you step inside, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. The property boasts three bedrooms, with the flexibility to use the study as a fourth bedroom if needed. This means there's plenty of space for a growing family or for those who enjoy having guests over.

With two bathrooms, mornings will be a breeze in this household, ensuring no one has to wait for their turn. The property spans an impressive 1,281 sq ft, providing ample room for all your needs.

One of the highlights of this house is the breathtaking views it offers. Imagine waking up to the serene sight of the river or gazing out at the picturesque field views. It truly is a tranquil oasis to call home.

If you are looking for a property that combines modern living with beautiful surroundings, then this house on Reservoir Road is the perfect choice for you. Don't miss out on the opportunity to make this your new home sweet home.



Call us on

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Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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