



BRADLEY JAMES

ESTATE AGENTS



4 Ambassador Walk, Spalding, Lincolnshire, PE11 3WH

Asking price £333,000

- NO CHAIN
- LANDSCAPED FRONT AND REAR GARDENS
- OPEN PLAN NEWLY FITTED KITCHEN DINER
- FOUR PIECE BATHROOM
- TRAIN STATION IN SPALDING
- FOUR DOUBLE BEDROOMS
- OFF ROAD PARKING FOR FIVE-SIX CARS
- TRIPLE ASPECT LOUNGE
- CLOSE BY TO FOUR PRIMARY SCHOOLS
- NO ESTATE MANAGEMENT CHARGES



# 4 Ambassador Walk, Spalding PE11 3WH

## NO CHAIN

Bradley James Estate Agents offers for sale Ambassador Walk, Spalding, this stunning 1618sq ft modern detached family home, built in 2013, offers a perfect blend of contemporary living and convenience. The property boasts an enviable plot with beautifully landscaped gardens, providing a serene outdoor space for relaxation and enjoyment.

Upon entering, you are greeted by a bright and airy interior, enhanced by immaculate decor and double aspect rooms that invite natural light throughout the day. The heart of the home is the refitted kitchen diner, which is both stylish and functional, making it an ideal space for family gatherings and entertaining guests. There is a separate utility room and cloakroom off of the kitchen diner. Completing the downstairs accommodation is the bright and airy triple aspect lounge with French doors leading out onto the garden.

This delightful home comprises four generously sized double bedrooms. The master bedroom benefits from an en-suite shower room and fitted wardrobes, while a well-appointed four-piece bathroom suite serves the remaining three double bedrooms, catering to the needs of a growing family.

For those with multiple vehicles, the property offers off-road parking for 5-6 cars, leading to a remote-controlled electric garage door, adding an extra layer of convenience.

Location is key, and this home is just a short 2-3 minute drive from four primary schools, making it an excellent choice for families. The town centre, with its array of amenities and a train station, is only a five-minute drive away. Additionally, Spalding is home to the beautiful Ascoughfee Gardens and the popular Springfields Garden and Outlet Centre, both of which are right on your doorstep. With great road links connecting you to Stamford, Peterborough, Norfolk, and Lincoln, this property truly offers a fantastic lifestyle.

This home is offered with no chain, making it an ideal opportunity for those looking to move swiftly into their new abode



Council Tax Band: D



### Entrance Hall

Composite obscured double glazed front door into the entrance hall, stairs leading off to the first floor accommodation, radiator, storage cupboard and skimmed and coved ceiling.

### Lounge

19'6 x 11'7

Triple aspect with the UPVC double glazed window to the front and rear and UPVC double glazed French doors to the side, gas fireplace, radiator, power points, TV point, telephone point and skimmed and coved ceiling.

### Kitchen Diner

24'6 x 11'7

Double aspect with UPVC double glazed window to front and three UPVC double glazed windows to the side, shaker base and eye level units with worksurface over, sink and drainer with mixer taps over, integrated double half sized electric oven and grill with a Neff induction hob and a Neff extractor over, space and point for fridge, space and plumbing for dishwasher, tiled splashback, radiator, power points and skimmed and coved ceiling with inset spotlights.

### Utility Room

7'0 x 6'6

UPVC obscured double glazed door to the side, shaker base and eye level units with worksurface over, space and plumbing for washing machine, space and point for fridge freezer, tiled floor, tiled splashback, extractor fan, wall mounted heated towel rail, skimmed and coved ceiling and a door leading to the downstairs cloakroom.

### Cloakroom

WC with push button flush, pedestal wash hand basin with mixer taps over, tiled splashback, tiled floor, radiator and skimmed and coved ceiling with extractor fan.

### Landing

UPVC double glazed window to the front, radiator, power points and skimmed and coved ceiling.

### Bedroom 1

16'5 x 11'0

Double aspect UPVC double glazed windows to both sides (the measurements do not include the built-in wardrobe) radiator, power points, telephone points, TV points and skimmed and coved ceiling.

### Bedroom 1 En-suite

UPVC obscured double glazed window to the side, pedestal wash hand basin with mixer taps over, WC with push button flush, separate shower cubicle which has a fixed showerhead and a separate handheld showerhead with inset shelving, wall mounted heated towel rail, double shaver point, extra extractor fan and skimmed and coved ceiling with inset spotlights.

### Bedroom 2

12'0 x 11'8

UPVC double glazed window to the front, radiator, power points with USB charging, TV point and skimmed and coved ceiling.

### Bedroom 3

11'7 x 9'7

Double aspect with a UPVC double glazed window to the front and to the side, radiator, power points, TV point, loft hatch and skimmed and coved ceiling.

### Bedroom 4

11'7 x 9'5

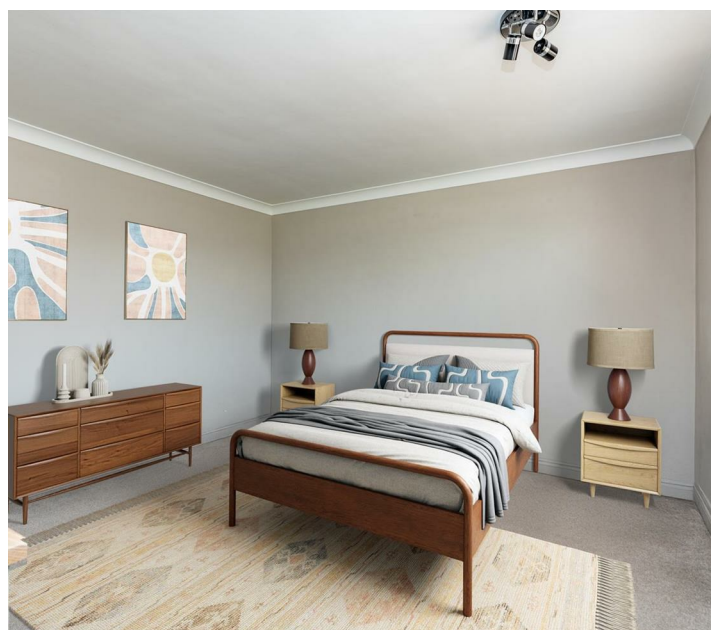
UPVC double glazed window to the side, radiator, power points and skimmed and coved ceiling.

### Bathroom

The family four piece bathroom suite has a UPVC obscured double glazed window to the side, WC with push button flush, pedestal wash hand basin with mixer taps over, panel bath with mixer taps, separate shower with oversized fixed showerhead and a handheld showerhead with inset shelving, double shaver points, wall mounted heated towel rail, extractor fan, skimmed and coved ceiling with inset spotlights and airing cupboard.

### Outside

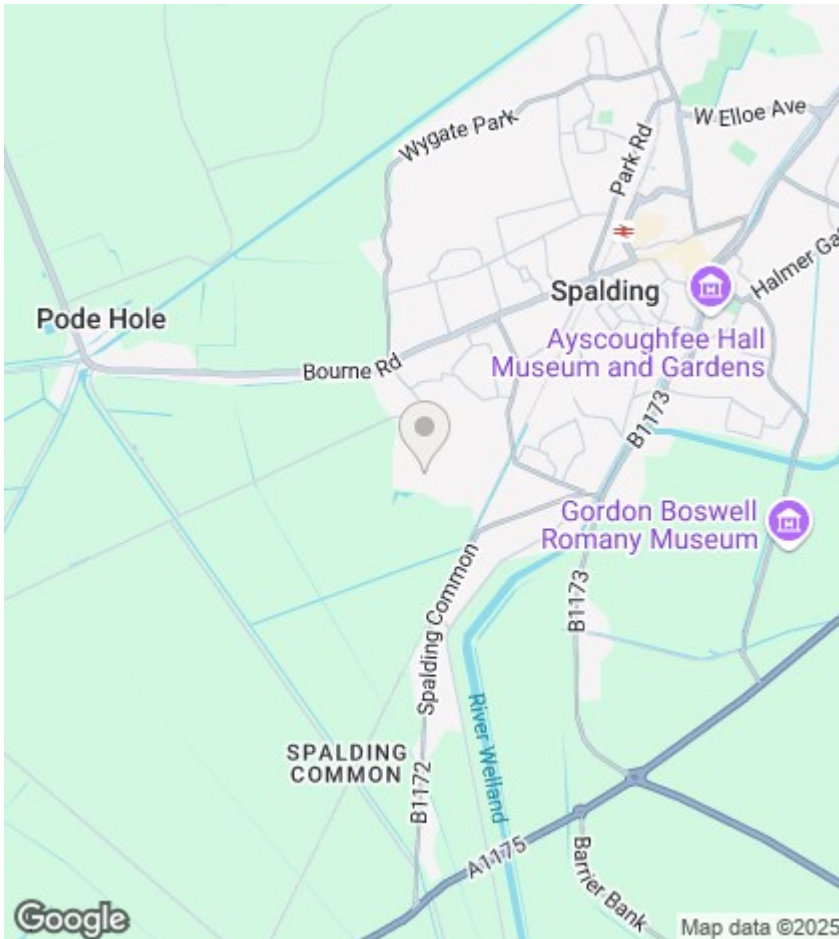
To the outside it has been beautifully landscaped by the current owner, creating a warm and inviting space to the side. There's a vast amount of off-road parking for five to six vehicles. This leads to your integral single garage which has a remote controlled electric garage door. There's an outside power point to the front and an EV charging point. The side gated access leads to your rear garden which is enclosed by panel fencing, it is laid to lawn with a variety of flowerbeds, extended patio seating area, more outside power points, outside lights, outside tap, there's a decorative brick wall to the front boundary, shed and a UPVC double glazed door leading into your garage. The garage 16'2 x 9'8 and has power and lighting connected and a wall mounted gas boiler.











## Directions

## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

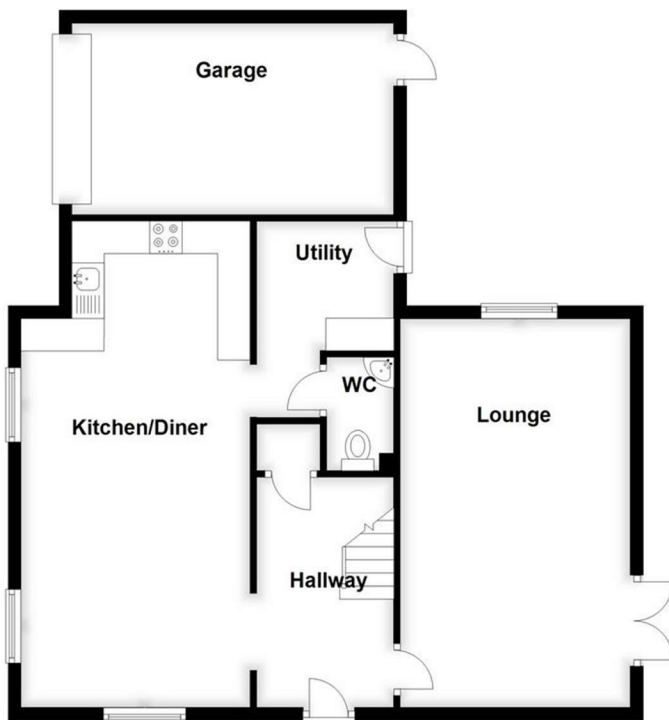
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Ground Floor

Approx. 78.9 sq. metres (848.8 sq. feet)



### First Floor

Approx. 80.4 sq. metres (865.1 sq. feet)

