



BRADLEY JAMES

ESTATE AGENTS



Plot 46, 9 Sunnydale Close, Surfleet, Spalding, Lincolnshire, PE11 4BS

Asking price £335,000

- Call Bradley James Estate Agents today 01775 233130!
- Patio doors leading into the rear garden from the kitchen
- Integral garage and three off road parking spaces
- Good commuting distance to local towns and cities
- Move in within the next 12 weeks
- Flooring package throughout as standard
- 10 year structural warranty
- Integrated kitchen appliances as standard
- Utility room

9 Sunnydale Close, Spalding PE11 4BS

BRADLEY JAMES ESTATE AGENTS ARE PLEASED TO OFFER FOR SALE THIS BEAUTIFUL NEW BUILD HOME WHICH IS READY TO MOVE INTO.

Welcome to this stunning new build home located in the charming village of Surfleet, Spalding. This detached property offers a perfect blend of modern living and comfort, making it an ideal choice for families or those seeking a peaceful retreat.

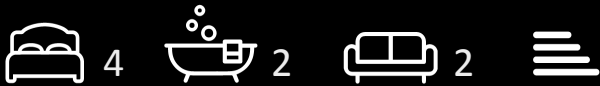
As you enter, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The property boasts two well-appointed reception rooms, providing ample space for relaxation and entertainment. The open-plan kitchen is a highlight, designed for both functionality and style, making it a delightful space for cooking and socialising.

The home features four generously sized bedrooms, with the master bedroom benefiting from a contemporary en-suite bathroom. An additional bathroom suite is conveniently located upstairs, ensuring that all family members have their own space. The property has been thoughtfully designed with all flooring fitted throughout, allowing you to move in with ease.

Outside, you will find block-paved off-road parking leading to a single garage, which includes a door that opens into a utility room for added convenience. The side access to the rear garden is a lovely feature, where you can enjoy a patio area and a beautifully turfed lawn, perfect for outdoor gatherings or simply unwinding in the fresh air.

Surfleet is a popular village that offers a range of amenities, including two pubs, a primary school, a local shop, and a delightful fish and chip shop. For golf enthusiasts, the local golf course is just a five-minute drive away. The property also benefits from excellent road links to the A16, connecting you to Lincoln, Norfolk, Boston, Spalding, and Peterborough.

This home is offered with no chain, making it an excellent opportunity for those looking to settle into a new property without delay. Don't miss your chance to make this beautiful house your new home.



Council Tax Band: New Build



Rooms

Lounge 5.31m x 3.16m or 17'5 x 10'5

Dining 2.76m x 3.16m or 9'1 x 10'5

Kitchen 4.56m x 5.14m or 15' x 16'10

Utility 2.70m x 1.6m or 8'10 x 5'3

Cloaks 1.86m x 0.89m or 6'1 x 2'11

Bed 1 3.93m x 3.16m or 12'11 x 10'5

Ensuite 1.2m x 2.11m or 3'11 x 6'11

Bed 2-3.86m x 2.77m or 12'8 x 9'1

Bed 3-2.93m x 2.77m or 9'7 x 9'1

Bed 4-2.93m x 3.16m or 9'7 x 10'5

Bathroom 1.7m x 2.36m or 5'7m x 7'9







Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

