



11 FERN DRIVE SPALDING, PE11 1GG

£455,000
FREEHOLD

This exceptional home offers an abundance of living space, perfectly designed for modern family life. The spectacular open-plan extension creates a bright and airy hub of the home, featuring a stunning lounge dining room with bi-fold doors opening to the rear garden. The beautifully designed kitchen boasts high-end appliances, a breakfast bar, and seamless flow into the spacious dining and family areas. This contemporary layout is perfect for entertaining, with light flooding in from multiple aspects to enhance the stylish and welcoming atmosphere.

11 FERN DRIVE

- Expansive Living Space • Spectacular Extension • Light-Filled Interiors • Modern Kitchen • Seamless Indoor-Outdoor Flow • Four Bedrooms • Multiple Reception Rooms • Practical Utility Room • Spacious Driveway & Garden • Two Bathrooms



Hallway

Entrance Hall:

A welcoming entrance with stairs leading to the first floor, a radiator, and a convenient understairs storage cupboard. The space is finished with a skimmed ceiling and ample power points.

Lounge

Lounge: (4.90m x 3.45m / 16'1" x 11'4")

A beautifully appointed living space with two UPVC double-glazed windows to the front, a gas fireplace, and internal French doors leading to the open-plan area. Additional features include a radiator, TV and telephone points, power sockets, and a skimmed ceiling.

Sitting Room

A versatile and inviting space accessed via double doors from the lounge, with open plan living to the stunning Lounge/dining room and kitchen

Lounge/Dining Room

A spectacular fully extended space filled with natural light, featuring bifold doors leading into the rear garden. This modern and elegant area creates an incredible atmosphere for both relaxation and entertaining. The room benefits from ample natural light, full central heating radiators, ceiling lights, velux windows with self opening and closing and power points (some with USB charging).

WC

Cloakroom:

Featuring a UPVC obscured double-glazed window to the side, a modern W.C with a push-button flush, and a stylish vanity washbasin with storage beneath. Complemented by tiled splashbacks and a radiator.

Office

Study:(3.05m x 2.77m / 10'0" x 9'1")

A bright and functional home office with two UPVC double-glazed windows to the side, a radiator, power points, and a skimmed ceiling.

Utility

A practical space with a UPVC obscured double-glazed door leading to the garden, Shaker-style storage units, a sink and drainer with a mixer tap, an integrated washing machine, tiled splashbacks, and power points.

Kitchen

This stunning kitchen boasts light grey Shaker-style units, a work surface with a Belfast sink and mixer tap, and top-tier integrated appliances, including a double electric oven, a five-burner AEG gas hob with an extractor hood, a full-length fridge, and a dishwasher. The space is complemented by tiled splashbacks, inset spotlights, power points (some with USB charging), and a door leading back to the entrance hall.

Double Garage

Window to front, twoUp and over door, door.

Bedroom 1

Stunning generous master bedroom, with ample natural light, built in storage and en-suite to master.

En-suite Shower Room

A sleek and modern en-suite featuring a fully tiled shower cubicle with a built-in mixer shower (including an oversized fixed shower head and an adjustable rail shower head), a push-button W.C, a vanity washbasin with storage, a double shaver point, a heated towel rail, and a skimmed ceiling.

Bathroom

A contemporary suite featuring a panelled bath with a built-in mixer shower (including an oversized fixed shower head and an adjustable

rail shower head), a bi-folding shower screen, a vanity washbasin with storage, a push-button W.C, a heated towel rail, tiled splashbacks, an extractor fan, and a skimmed ceiling.

Bedroom 2

A well-sized double bedroom with UPVC double-glazed windows to the rear and side, a radiator, power points, and a TV point.

Bedroom 3

Featuring a UPVC double-glazed window to the rear, built-in wardrobes, a radiator, power points, a TV point, and a skimmed ceiling.

Bedroom 4

A charming room with a UPVC double-glazed window to the rear, a radiator, power points, and a skimmed ceiling.

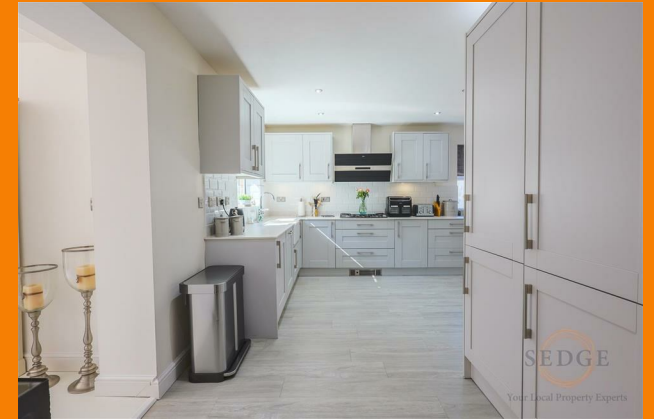
Landing

Storage cupboard, double door.

Outside

The front of the property features a block-paved driveway accommodating 2-3 vehicles, with additional gravelled off-road parking beside the double garage for another vehicle. A patio pathway leads to the front entrance, which benefits from a storm porch and courtesy lighting. The beautifully landscaped side garden boasts decorative block paving with granite chipping borders, creating an ideal entertainment space, complemented by outdoor power points. The rear garden is enclosed with panel fencing, laid to lawn, and includes an outdoor tap and lighting.

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ADDITIONAL INFORMATION

Local Authority – South Holland

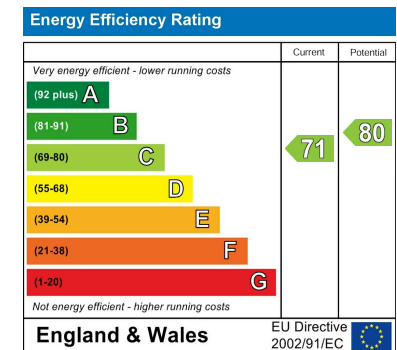
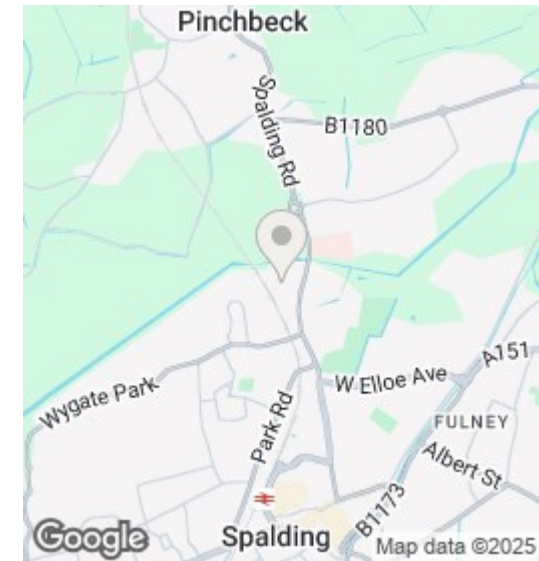
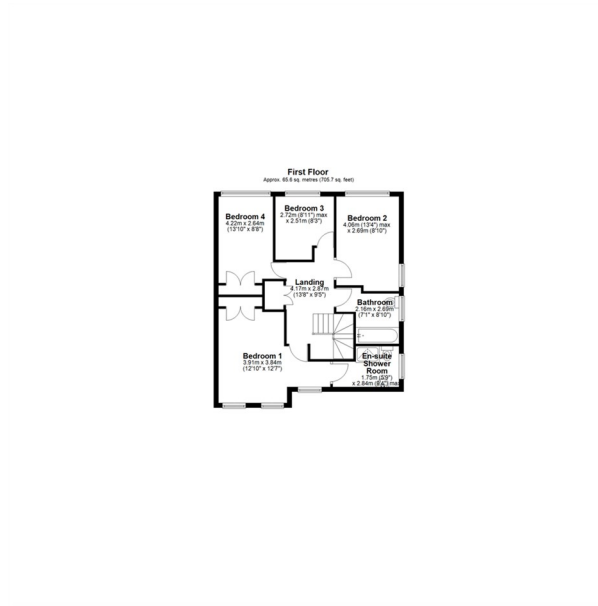
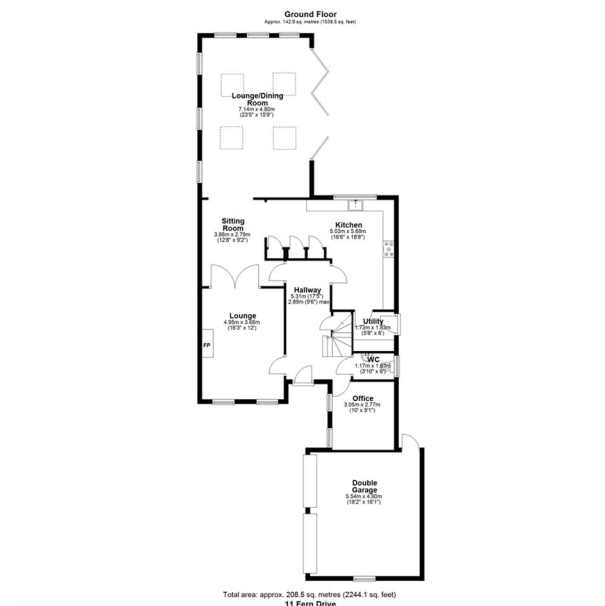
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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/tenants are advised to recheck the measurements

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