



21 Orwell Drive, Spalding, PE11 1GU

£285,000

Discover the contemporary living in this exceptional townhouse nestled within the coveted Broadgate estate. Boasting rare open aspects, this new build site offers a breath of fresh air in urban living. Ideal for a growing family, the versatile living spaces cater to your every need, ensuring comfort and functionality seamlessly blend. Don't miss out on this opportunity – book your viewing today and step into your future home.

Entrance Hallway



Composite door to front aspect. Radiator. Smoke Alarm. Stairs to first floor landing. Storage cupboard.

Family Room 11'9" x 12'1" (3.6 x 3.7)



Upvc bay window to front aspect. Radiator. Carpeted.

Open Plan Kitchen Diner 13'1" x 17'4" (4.0 x 5.3)



Upvc window and French doors to rear. A selection of base and wall units with integrated appliances including; Integrated Bosch dishwasher, Integrated Neff fridge freezer, induction hob with extractor over, Zanussi eye level double oven and stainless steel extractor over. Sink with drainer and mixer tap

over. Tiled flooring. Radiator. Under stairs cupboard and water softener

Utility Area/Cloakroom



Upvc window to side aspect. Toilet. Extractor fan. Wash hand basin with splash back. Wall mounted boiler. Matching base and wall units with work surface over. Tiled flooring. space for washing machine. Radiator.

First Floor Landing

Upvc window to side elevation. Radiator. Carpeted. Telephone point. Cupboard.

Living Room 9'10" x 17'4" (3.0 x 5.3)



Two Upvc windows to front elevation. Carpeted. Radiators. Television point.

Master Bedroom 9'6" x 14'1" (2.9 x 4.3)



Upvc window to rear elevation. Radiator. Television point. Carpeted.

En-Suite 1.1 x 2.9 (0.30m.0.30m x 0.61m.2.74m)



Upvc window to rear elevation. Oversized Shower cubicle. Toilet. Wash hand basin with splash back. Vinyl flooring. Extractor fan. Heated towel rail. Tiled flooring.

Second Floor Landing



Upvc window to side elevation. Radiator. Cupboard. Loft Access. Airing Cupboard.

Bedroom Two 8'6" x 9'10" (2.6 x 3.0)



Upvc window to front elevation. Telephone point. Radiator. Carpeted.

Bedroom Three 9'2" x 10'5" (2.8 x 3.2)



Upvc window to rear elevation. Radiator. Telephone point. Carpeted.

Bedroom Four 8'6" x 9'10" (2.6 x 3.0)

Upvc window to front elevation. Radiator. Carpeted.

Bathroom 6'10" x 8'6" (2.1 x 2.6)

Upvc window to rear elevation. Toilet. Wash hand basin with tiled splash back. Bath with mixer tap over. Shower cubicle. Partially tiled walls. Heated towel rail. Extractor fan. Tiled flooring.

Front Garden

Lawn area with path to the entrance door and gated side access to the rear garden. Gravelled driveway providing off road parking and vehicular access to the single garage, outside tap and electric point. This property certainly stands out from others on the estate with views to the front overlooking the nature reserve.

Rear Garden

Enclosed rear garden with two patio area's ideal for seating and entertaining. Lawn area with recently planted trees and shrubbery areas. Side gate to the driveway. Fully enclosed with fencing. Electric point.

Single Garage

Up and over door to the front, Upvc door to side, Power and lighting.

Property Postcode

For location purposes the postcode of this property is: PE11 1GU

Additional Information

Freehold with vacant possession on completion. EPC rating: B

Solar Panels - 2 found on the main roof

PLEASE NOTE: All photos are property of Ark Property Centre and can't not be used without their explicit permission.

Offers Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations.

If a cash offer is made, which is not subject to the

sale of a property, proof of funds will be requested or confirmation of your funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

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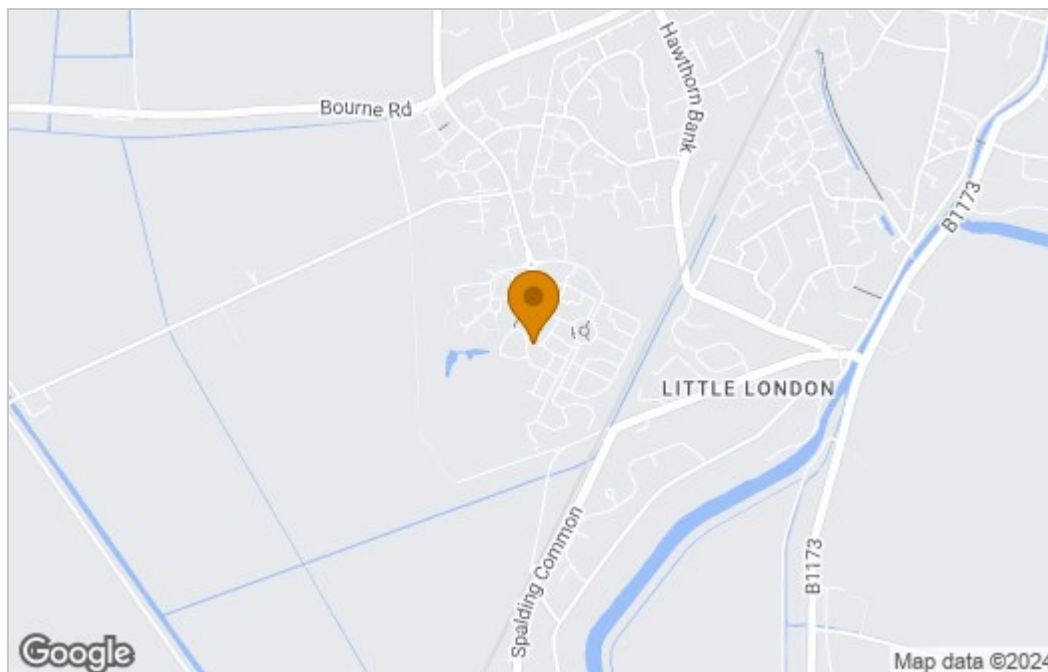
Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

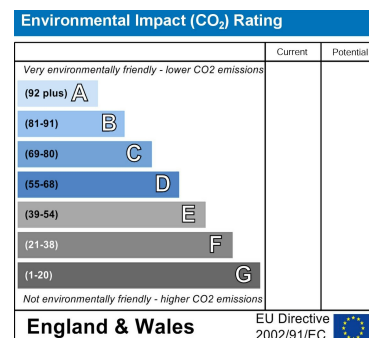
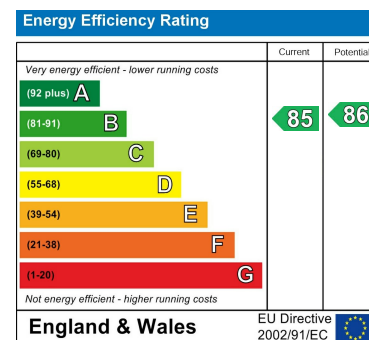
Floor Plan



Area Map



Energy Efficiency Graph



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