



## **15 Turnpike Road, Whaplode, PE12 6GE**

**Offers In Excess Of £425,000**

Ark Property Centre are delighted to offer for sale this executive four bedroom family home on the edge of Whaplode Village. The property boasts open field views, bi folding doors and high quality fixtures and fittings throughout. Internally there are three reception rooms with open plan kitchen dining space to the rear with four bedrooms and two bathrooms to the first floor. Externally there are enclosed gardens and a double garage with electric roller shutter door.

**Entrance Hall 16'9" x 6'5" (5.13m x 1.96m)**



Glazed composite entrance door, skimmed ceiling, radiator, vinyl flooring, stairs to first floor landing. Doors to office, WC, lounge and kitchen diner.

**Lounge 13'10" x 16'4" (4.23m x 4.99m)**



PVCu double glazed window to front, skimmed ceiling, radiator, sliding doors opening to kitchen diner.



**Kitchen Diner 10'7" x 31'3" (3.25m x 9.54m)**



PVCu double glazed window and aluminium bi folding doors to rear, skimmed ceiling with recessed ceiling spotlights to kitchen and pendant light to dining area, two radiators, door to utility room. Fitted with a matching range of base and eye level units with breakfast peninsula, quartz work surfaces with matching upstands, five ring induction hob with stainless steel extractor hood over, integrated oven, microwave and oven grill combi, inset ceramic sink with chrome mixer tap over, integrated water softener with drinking water tap, integrated dishwasher, space for fridge freezer.

**Dining Area**

**Utility Room 4'3" x 7'4" (1.31m x 2.24m)**

PVCu double glazed door to rear, skimmed ceiling, vinyl flooring, extractor fan, quartz work surface with matching upstand, space and plumbing for washing machine and tumble dryer, fitted full height unit and space for fridge freezer.

**Study 12'11" x 7'10" (3.95m x 2.39m)**



PVCu double glazed window to front, skimmed ceiling, radiator vinyl flooring.

**WC 2'0" x 7'10" max (0.62m x 2.39m max)**



Skimmed ceiling with extractor fan, radiator, vinyl flooring, under stairs storage recess, fitted close coupled toilet with push button flush and wash hand basin with chrome mixer tap and tiled splashback set in vanity unit with storage under.

**Landing 10'5" x 13'3" (3.20m x 4.05m)**

PVCu double glazed window to side, skimmed ceiling with loft access, loft partially boarded with power, light and built in storage, radiator, built in airing cupboard with hot water tank, galleried balustrade and access to bedrooms and bathroom.



**Bedroom One 18'10" x 16'11" (5.76m x 5.16m)**



PVCu double glazed window to front, skimmed and vaulted ceiling, radiator, door to ensuite.



**Ensuite 6'9" x 6'11" (2.08m x 2.11m)**

PVCu double glazed window to rear, skimmed ceiling, wall mounted chrome heated towel rail, extractor fan, vinyl flooring, wall mounted mirrored vanity cabinet, shaver point. Fitted with a three piece suite comprising walk in tiled shower enclosure with glass screen and mains chrome thermostatic shower riser, rainfall head and hand held attachment, concealed cistern toilet with push button flush and wash hand basin with chrome mixer tap over both set in vanity units with tiled splashbacks.

**Bedroom Two 13'9" x 17'6" (4.20m x 5.34m)**

PVCu double glazed window to rear, skimmed ceiling, radiator.

**Bedroom Three 11'0" x 17'6" (3.36m x 5.34m)**

PVCu double glazed window to front, skimmed ceiling, radiator.

**Bedroom Four 13'1" x 14'5" (4.00m x 4.40m)**

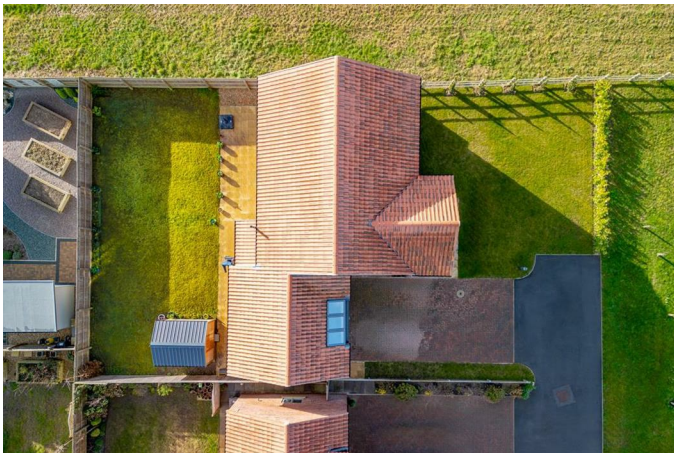
PVCu double glazed windows to front, skimmed ceiling, twin radiators.

**Bathroom 6'10" x 9'11" (2.09m x 3.03m)**

PVCu double glazed window to rear, skimmed ceiling, extractor fan, shaver point, chrome wall mounted heated towel rail, vinyl flooring. Fitted with a four piece suite comprising panel bath with chrome mixer tap over and tiled splashback, tiled and glazed shower enclosure with flooding doors, chrome mains thermostatic shower riser with rainfall head and hand held attachment, concealed cistern toilet with push button flush and wash hand basin with chrome mixer tap over both set in vanity units with tiled splashbacks.

**Outside**

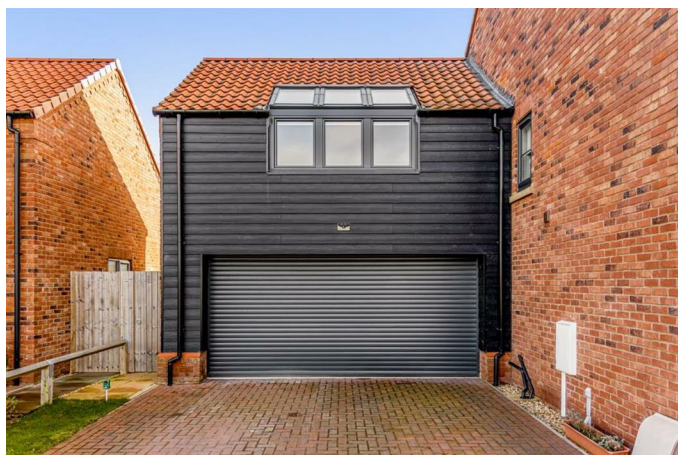
The property can be found to the end of Turnpike Road enjoying open field views to the front with Moulton Windmill in the distance. There is a block paved driveway providing off road parking for four cars to the front leading to double garage and a well maintained lawn area.

**Rear garden**

The rear garden is laid to lawn and enclosed by timber fencing, there is a patio seating area with outside lighting and cold water tap, there is a 2.8m x 2.3m approx timber shed with metal roof, external power sockets and rear door to the garage.



**Double Garage 18'8" x 17'4" (5.70m x 5.30m)**



With electric remote controlled roller door to front, skimmed ceiling, power and light connected.



**Property Postcode**

For location purposes the postcode of this property is: PE12 6GE

**Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: B

COUNCIL TAX BAND: D

MANAGEMENT COMPANY: Belvoir

ANNUAL SERVICE CHARGE AMOUNT: £248.45

Contribution towards the communal areas and their associated maintenance.

HEATING: Gas Central Heating

SEWAGE: Mains drainage

BROADBAND: FTTP Fibre to premises and Ultrafast

**PLEASE NOTE:**

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**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.

**Offer 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 Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

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 available funds from your solicitor.

**Ark Property Centre**

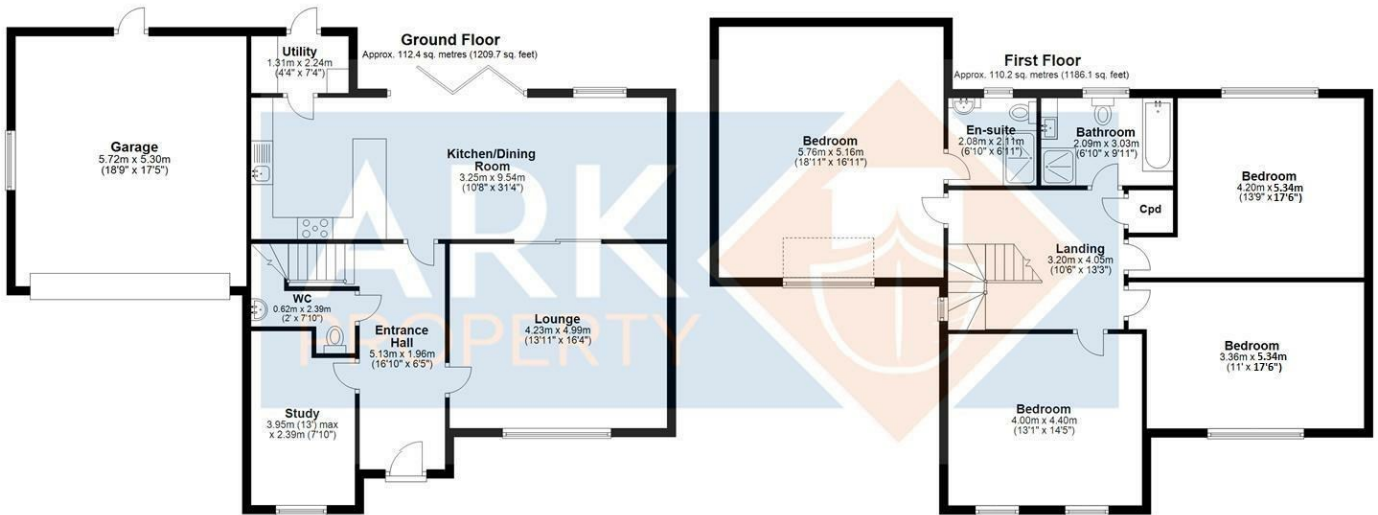
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

**Disclaimer**

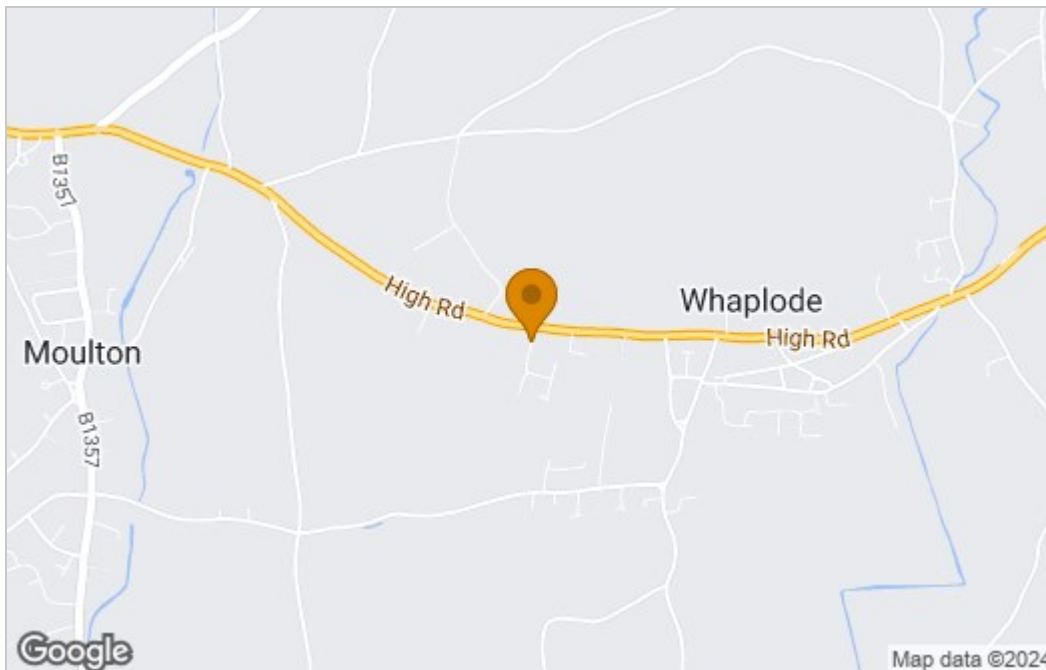
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## Floor Plan

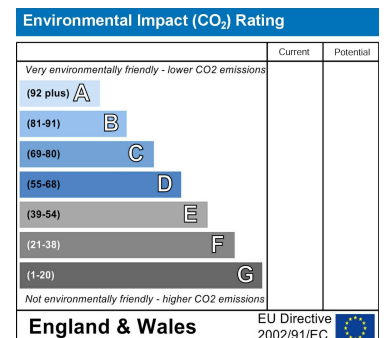
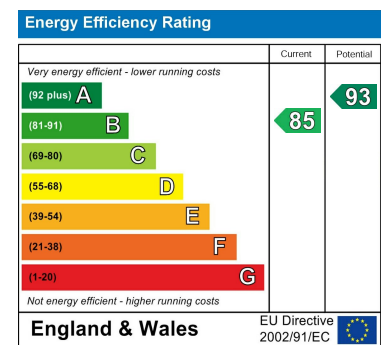


Total area: approx. 222.6 sq. metres (2395.8 sq. feet)

## Area Map



## Energy Efficiency Graph



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