



14 Wedgewood Drive, Spalding, PE11 3FJ

£300,000

*** Motivated Vendors *** Onward Chain In Place ***Welcome to your new home on Wedgewood Drive! This superb four-bedroom detached home with a double garage offers the perfect blend of comfort and convenience. It's the ideal choice for those looking for spacious accommodation and modern living with multiple reception rooms, ensuite, cloakroom and utility room. There's dining space in the kitchen too! Externally you'll find wrap around gardens and plenty of storage for cars and more in the double garage. Contact Ark to arrange your viewing.

Entrance Hall 9'8" x 10'2" (2.95m x 3.11m)



Glazed entrance door with matching glazed side panel, coving to textured ceiling, laminate flooring, radiator, stairs to first floor landing.

Dining Room 8'10" x 11'7" (2.70m x 3.55m)



PVCu triple glazed French doors to rear, coving to textured ceiling, laminate flooring, radiator, under stairs storage cupboard.

Lounge 13'8" x 16'2" (4.17m x 4.95m)



PVCu triple glazed windows to front and rear, coving to textured ceiling, laminate flooring with central matwell, radiator.

WC 5'3" x 4'9" (1.62m x 1.45m)



PVCu triple glazed window to side, coving to textured ceiling, laminate flooring, radiator. Fitted close coupled toilet and pedestal wash hand basin with chrome mixer tap over and tiled splashback.



Kitchen Dining Room 14'2" x 15'8" (4.34m x 4.80m)



PVCu triple glazed windows to front and rear, coving to textured ceiling with spotlighting, vinyl flooring, radiator, door to utility room. Fitted with a matching range of base and eye level units, roll edge work surfaces with tiled splashbacks, fitted with a four ring gas hob with integrated extractor hood over, 1 1/2 bowl composite sink and drainer with chrome mixer tap over, integrated eye level oven and grill, space and plumbing for dishwasher, space for fridge freezer and additional fridge.



Utility Room 5'11" x 5'4" (1.82m x 1.65m)



Glazed side door opening to garden, coving to textured ceiling, radiator, vinyl flooring, extractor fan. Fitted base unit and worktop space with stainless steel sink and drainer with chrome taps over, space and plumbing for washing machine and tumble dryer.

Landing 5'11" x 16'6" (1.82m x 5.03m)



PVCu triple glazed window to rear, coving to textured ceiling with loft access, laminate flooring, radiator. Doors to bedrooms and bathroom.

Bedroom One 13'10" x 12'9" (4.23m x 3.90m)



PVCu triple glazed window, coving to textured ceiling, radiator, door to ensuite.



Ensuite 5'9" x 5'5" (1.76m x 1.67m)



PVCu triple glazed window to rear, coving to textured ceiling, radiator, shaver point, extractor fan. Fitted with a three piece suite comprising tiled shower cubicle with glass door and mains shower,

close coupled toilet and pedestal wash hand basin with chrome mixer tap over.

Bedroom Two 8'10" x 8'5" (2.70m x 2.57m)



PVCu triple glazed window, coving to textured ceiling, radiator.

Bedroom Three 10'7" x 9'2" (3.25m x 2.81m)



PVCu triple glazed window, coving to textured ceiling, radiator

Bedroom Four 10'7" x 6'9" (3.25m x 2.07m)



PVCu triple glazed window, coving to textured ceiling, radiator

Bathroom 5'6" x 7'6" (1.68m x 2.30m)



PVCu triple glazed window, coving to textured ceiling, vinyl flooring, radiator, shaver point, extractor fan. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and hand held shower attachment, pedestal wash hand basin with chrome mixer tap over and close coupled toilet, half height tiling to all walls.

Outside



14 Wedgewood Drive can be found to the end of a private driveway shared with two other properties. To the front of the property is a gravel driveway providing off road parking for two vehicles with potential to create a third space. Side gated access leads to the garden which wraps around to the side and rear. There is a generous lawn with planted borders and timber deck area just off the dining room. A paved area leads round to the rear of the property to an area that could be further landscaped as garden, seating area or for more storage. There is external lighting and cold water tap.





Double Garage 17'3" x 17'0" (5.28m x 5.20m)

With twin up and over doors, power and light connected. Wall mounted mains gas central heating boiler.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: D

HEATING: GAS CENTRAL

DRAINAGE: MAINS DRAINAGE

PLEASE NOTE:

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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

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

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.

Property Postcode

For location purposes the postcode of this property is: PE11 3FJ.

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.

Verified Material Information

Tenure: Freehold

Council tax band: D

Property construction: Brick & Tile

Electricity supply: Mains

Solar Panels: No

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: FTTP Fibre To The Premesis - Ultrafast

Mobile coverage: As stated by Ofcom,
Indoor

Provider Voice Data

EE Likely Likely

Three Limited Limited

O2 Limited None

Vodafone Limited None

Outdoor

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Parking: Driveway and Double Garage

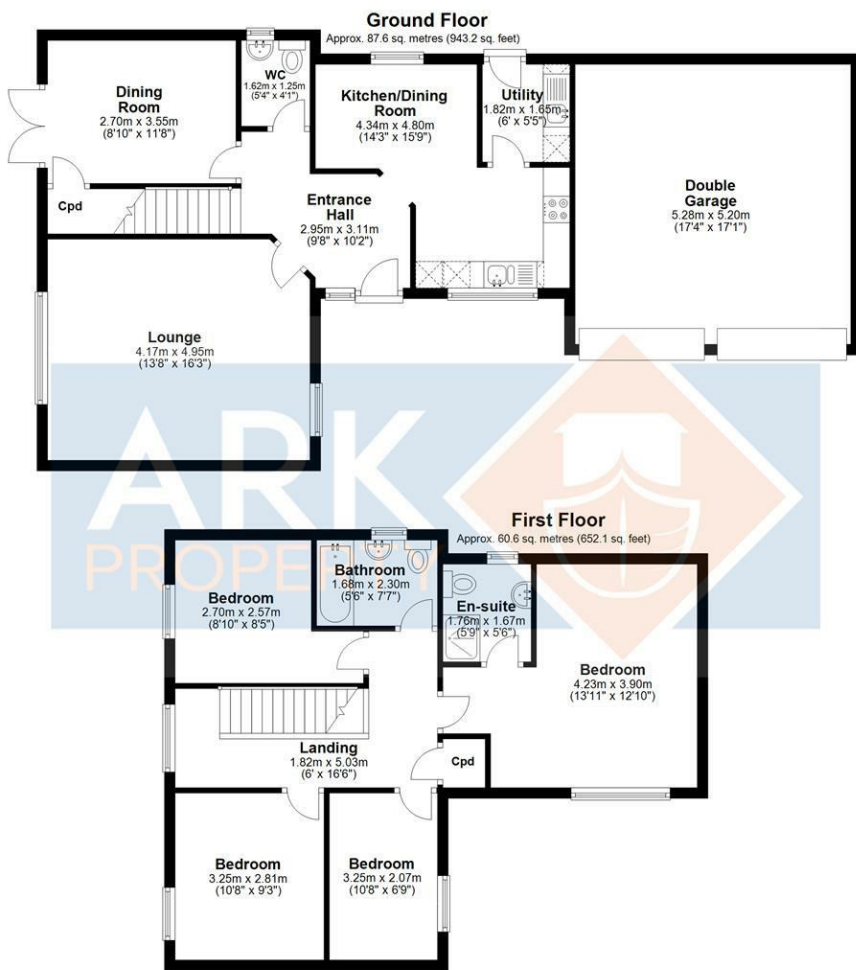
Building safety issues: None

Restrictions: None

Public right of way: None

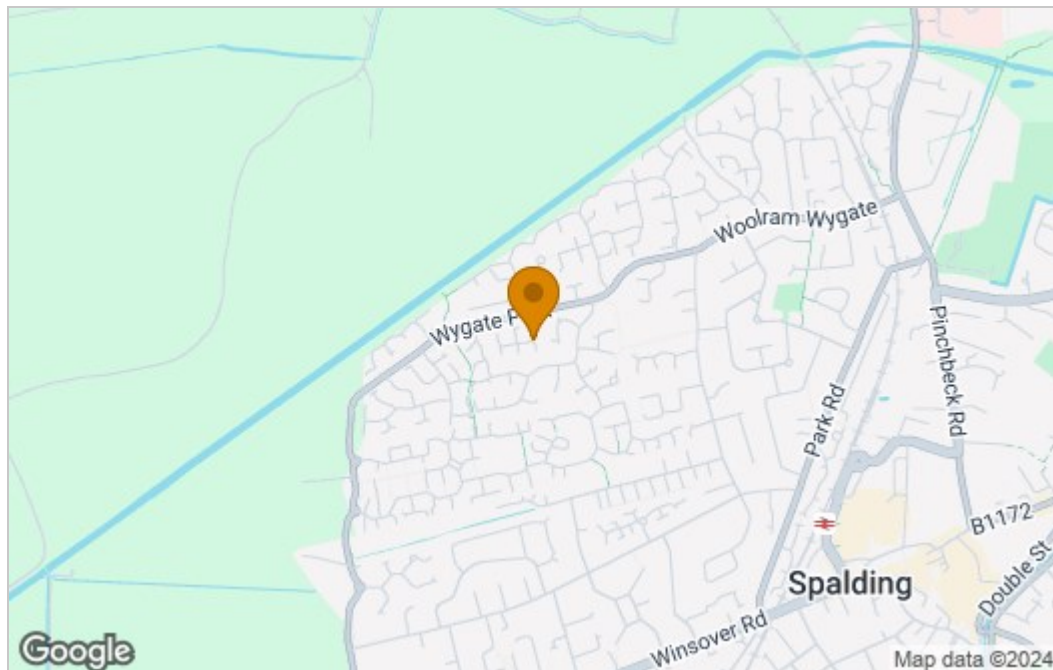
Flood risk: Zone Three - Environment Agency
Coastal erosion risk: None
Japanese Knotweed: None
Planning permission: None
Accessibility and adaptations: None
Coalfield or mining area: No
Energy Performance rating: C

Floor Plan



Total area: approx. 148.2 sq. metres (1595.3 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C	69		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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