



4 Fieldview Close, Whaplode, PE12 6GS

£539,500

Introducing this nearly new five-bedroom executive home, thoughtfully enhanced and extended by its current owners to offer an exceptional living experience. This stunning property boasts a range of premium features and modern comforts:

- Bedrooms: Five spacious bedrooms, providing ample space for family and guests.
- Bathrooms: Two luxurious en suite bathrooms, offering privacy and convenience.
- Garden Room: A beautifully designed garden room extension, perfect for relaxation and entertaining while enjoying views of the landscaped garden.
- Study: A dedicated study extension, ideal for working from home or as a quiet retreat for reading and hobbies. This executive home combines contemporary design with practical enhancements, ensuring a perfect balance of style and functionality. Don't miss the opportunity to own this impressive and versatile residence.

Entrance Hall 10'7" x 13'11" (3.25m x 4.25m)



Composite glazed entrance door with full height glazed side panels, skimmed ceiling with recessed ceiling spotlights, LVT flooring, vertical column radiator, stairs to first floor landing with built in under stairs storage. Doors to lounge, study, WC and kitchen diner.



WC



PVCu double glazed window to front, skimmed ceiling with recessed ceiling spotlight, LVT flooring, chrome wall mounted heated towel rail. Fitted with a close coupled toilet with push button flush and base unit with ceramic round counter top wash hand basin with chrome mixer tap over.



Study 9'6" x 9'8" (2.92m x 2.95m)



PVCu double glazed window to front and French

doors to rear, skimmed ceiling with recessed ceiling spotlights, LVT flooring, radiator.

Lounge 12'9" x 18'1" (3.90m x 5.52m)



Aluminium anthracite bi folding doors to rear, skimmed ceiling with recessed ceiling spotlights, LVT flooring, vertical column radiator.



Kitchen/Diner 24'0" x 16'4" (7.33m x 4.98m)



Skimmed ceiling with recessed ceiling spotlights, LVT flooring, twin vertical column radiators. Refitted with high quality cabinetry in contrasting colours with built in lighting and comprising base, eye level and island units with quartz work surfaces and tile and mirror splashbacks, five ring gas hob with built in extractor over, inset stainless steel sink with copper mixer tap over and hot and cold filtered water tap. There is a built in drinks station with microwave and walk in larder with automated lighting and integrated appliances including twin fridge freezers, twin eye level ovens, dishwasher and full size drinks cooler. Opening to garden room.



Garden Room 12'11" x 11'11" (3.94m x 3.64m)



Aluminium anthracite bi folding doors to side and picture window to rear, skimmed and vaulted ceiling with recessed ceiling spotlights, LVT flooring, cast iron multi fuel burner.

ceiling with recessed ceiling spotlights and loft access, radiator.



Bedroom 23'1" x 12'4" (7.06m x 3.78m)



PVCu double glazed windows to front and side, skimmed and vaulted ceiling with recessed ceiling spotlights, radiator. Doors to ensuite and dressing room.



Landing 15'5" x 14'2" (4.72m x 4.33m)



Galleried landing with access to bedrooms one through to five and family bathroom. Skimmed



Dressing Room 16'11" x 7'5" (5.17m x 2.28m)



Skimmed and vaulted ceiling with recessed ceiling spotlights. Fitted with a range of furniture including shelving, hanging rails and drawers.

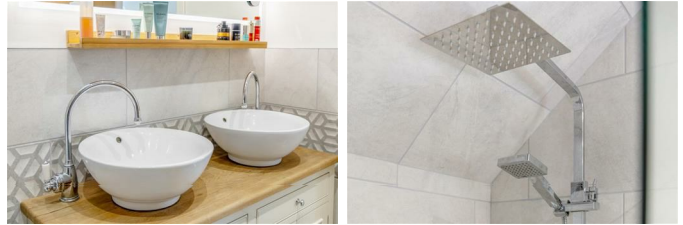


Ensuite 5'9" x 9'9" (1.77m x 2.98m)



Skimmed ceiling with recessed ceiling spotlights and extractor fan, LVT flooring, wall mounted heated towel rail, illuminated vanity mirror. Fitted with an

oversize tiled shower enclosure with glass screen and chrome thermostatic shower riser, rainfall head and hand held attachment, close coupled toilet with push button flush and twin bowl wash hand basins with chrome mixer taps over.



Bedroom 15'5" x 11'3" (4.71m x 3.45m)



PVCu double glazed window to rear, skimmed ceiling with recessed ceiling spotlights, radiator, door to ensuite.



Ensuite 8'1" x 3'1" (2.47m x 0.96m)



PVCu double glazed window to rear, skimmed ceiling with recessed ceiling spotlights, wall mounted chrome heated towel rail, wall mounted mirrored vanity cabinet. Fitted with a three piece suite comprising tiled shower enclosure with glass sliding door and chrome thermostatic shower riser, rainfall head and hand held attachment, close coupled toilet with push button flush and wash hand basin set in vanity unit with storage under.



Bedroom 12'5" x 8'11" (3.81m x 2.73m)



PVCu double glazed window to rear, skimmed ceiling with recessed ceiling spotlights, radiator.

Bedroom 10'7" x 8'11" (3.25m x 2.73m)



PVCu double glazed window to front, skimmed ceiling with recessed ceiling spotlights, radiator.



Bedroom 8'3" x 11'4" (2.52m x 3.46m)



PVCu double glazed window to side, skimmed ceiling with recessed ceiling spotlights, radiator.



Bathroom 8'1" x 10'8" (2.47m x 3.26m)



PVCu double glazed window to rear, skimmed ceiling with recessed ceiling spotlights, extractor fan, fully tiled walls. Fitted with a four piece suite comprising glazed shower enclosure with sliding door and chrome mains thermostatic shower riser, rainfall

head and hand held attachment, freestanding double ended bath with chrome bath spout and shower attachment, close coupled toilet with push button flush and bowl wash hand basin with chrome mixer tap over set on vanity unit with storage under.



Double garage 23'1" x 20'2" (7.04m x 6.15m)



With twin electric remote controlled roller shutter doors. Power and light connected, skimmed ceiling, fitted utility area with base and eye level units, roll edge work surface, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer. Door to boiler cupboard with mains gas wall mounted central heating boiler and hot water tank.

Outside



The property can be found to the end of Fieldview Close and sits central on it's plot with off road parking to the front and the West facing garden with field views to the rear.



To The Front



There are two block paved driveways providing off road parking for up to four vehicles and leading to the double garage. Side gated access leads to the rear garden.



Rear Garden



The rear garden has been landscaped with family

time and entertaining in mind. There is a generous patio seating area leading to the lawn with fence and planted sleeper borders and a brick built outdoor living space with tiled roof and side windows for protection from the elements. Inside you will find power points and lighting and an open fireplace giving you a real focal point. The West facing garden benefits from a low fence line perfect for enjoying the uninterrupted field views and evening sunsets.



Additional Information

PLEASE NOTE:

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

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 firm's 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.

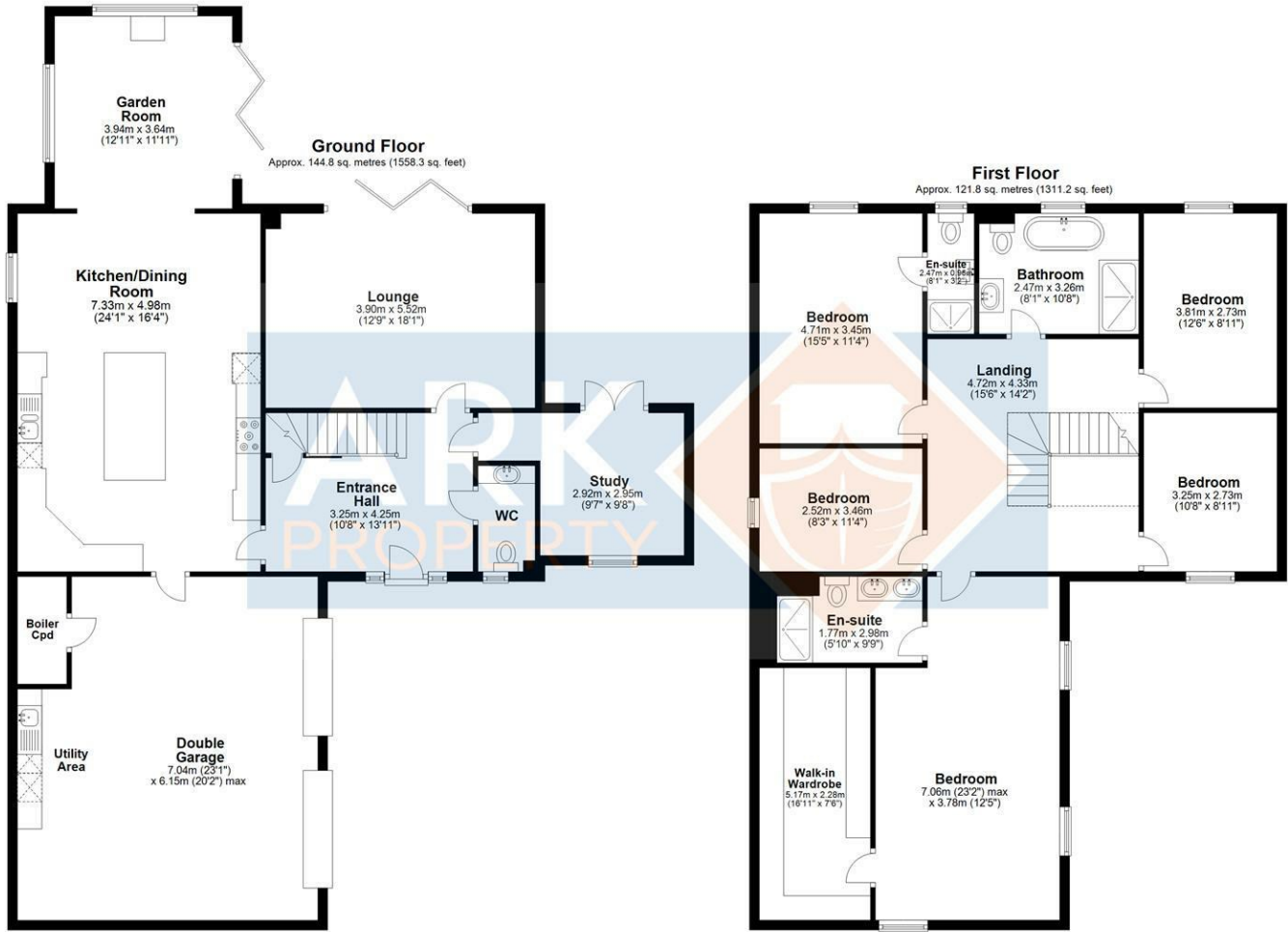
Property Postcode

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

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



Total area: approx. 266.6 sq. metres (2869.5 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		98
(81-91)	B	81	
(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	

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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