



Normjohn Washway Road, Saracens Head, PE12 8AL

£425,000

- Executive Detached House
- Four Bedrooms
- Bathroom, Ensuite and Ground Floor Shower Room
- Twin Electric Gates and Generous Driveway
- Kitchen Diner With Utility Room
- Ground Floor Study
- Rear Garden Backing Onto Open Fields
- Double Garage
- Council Tax Band: E
- EPC: D

Welcome to this beautifully presented four-bedroom detached house, offering a spacious 1800 square feet of luxurious living space. Set against the backdrop of serene open field views, this property is the perfect blend of modern comfort and idyllic countryside living.

Key Features:

Spacious Living: Four generously sized bedrooms, ideal for a growing family or hosting guests.

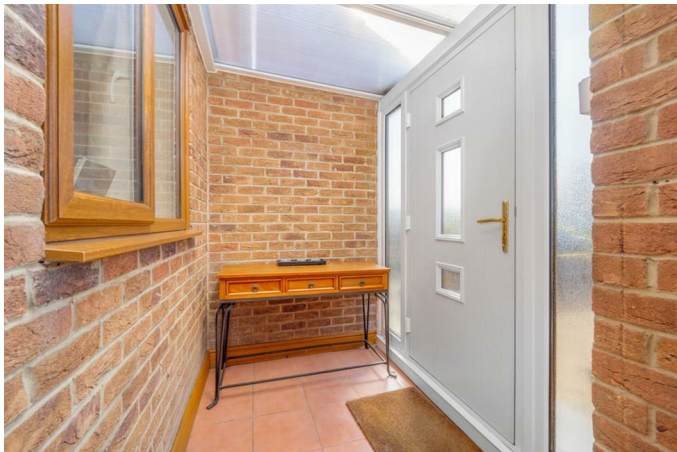
Modern Upgrades: Recently refurbished kitchen, bathroom, and ensuite, designed with contemporary aesthetics and top-quality fittings.

Convenience: Additional downstairs shower room for added comfort and practicality.

Chain-Free: Available with no onward chain, facilitating a smooth and swift purchase process.

Don't miss the opportunity to own this exceptional property that combines spacious living, modern upgrades, and breathtaking views. Schedule a viewing today to fully appreciate all that this home has to offer.

Entrance Porch 4'8" x 15'3" (1.44m x 4.65m)



PVCu double glazed windows and composite entrance door to front, tiled flooring, door opening to hallway.

Entrance Hall 12'0" x 6'8" (3.66m x 2.05m)



Coving to textured ceiling, laminate flooring, radiator, stairs to first floor landing. Doors to lounge, study and kitchen.

Study 12'0" x 8'6" (3.66m x 2.61m)

PVCu double glazed window to front, coving to textured ceiling, laminate flooring, radiator.

Lounge 17'1" x 12'8" (5.21m x 3.88m)



PVCu double glazed window to front, coving to ceiling, two radiators, gas fireplace.



Kitchen 9'4" x 15'9" (2.87m x 4.81m)



PVCu double glazed window to rear, coving to skimmed ceiling with recessed ceiling spotlights, built in under stairs storage cupboard, laminate flooring. Fitted with a matching range of base and eye level units, five ring electric hob with stainless steel extractor hood over, 1 1/2 bowl ceramic sink and drainer with chrome mixer tap over, integrated eye level oven, grill and microwave combination oven, integrated fridge.



Dining Room 9'4" x 12'8" (2.87m x 3.88m)



PVCu double glazed French doors to rear, coving to textured ceiling, laminate flooring, radiator, double doors opening to lounge.



Utility Room 7'7" x 10'4" (2.33m x 3.15m)



PVCu double glazed windows and door to rear, coving to textured ceiling, laminate flooring, radiator, built in base units with integrated dishwasher, space and plumbing for washing machine.

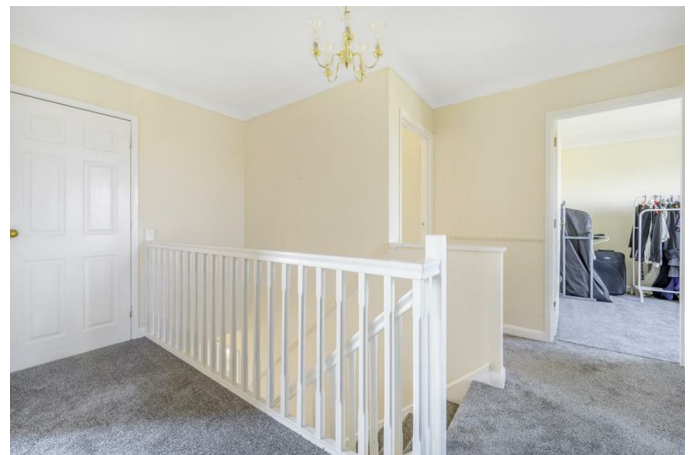
Shower Room 7'7" x 6'6" (2.33m x 2.00m)



PVCu double glazed window to side, coving to skimmed ceiling with recessed ceiling spotlights, extractor fan, radiator. Tiled shower cubicle with electric shower, close coupled toilet, wash hand basin in vanity unit.



Landing 12'8" x 9'11" (3.88m x 3.04m)



Coving to skimmed ceiling with loft access, radiator. Doors to bedrooms and bathroom.

Bedroom One 11'5" x 12'8" (3.49m x 3.88m)



PVCu double glazed window to front, coving to textured ceiling, radiator, built in cupboard, door to ensuite.

Ensuite 5'7" x 9'5" (1.72m x 2.89m)



Coving to textured ceiling, extractor fan, vinyl flooring, radiator. Fitted with a three piece suite comprising walk in shower enclosure with electric shower, wash hand basin with chrome mixer tap over set in vanity unit with storage under and close coupled toilet with push button flush.



Bedroom Two 12'2" x 8'7" (3.71m x 2.64)



PVCu double glazed window to rear, coving to textured ceiling, radiator.



Bedroom Three 8'9" x 9'5" (2.69m x 2.89m)



PVCu double glazed window to rear, coving to textured ceiling, radiator.

Bedroom Four 9'3" x 8'8" (2.83m x 2.65m)

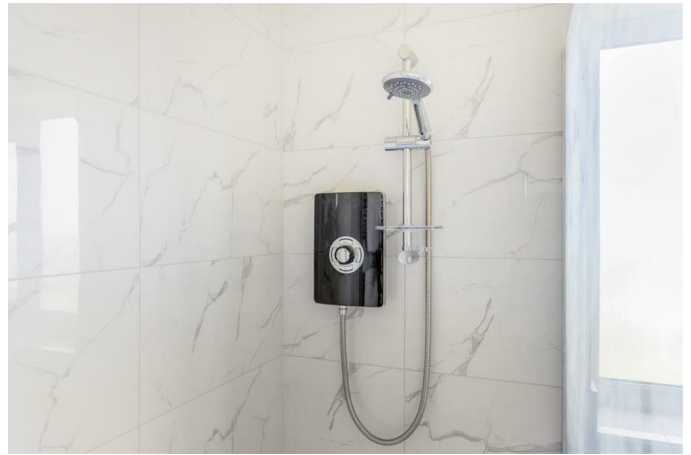


PVCu double glazed window to front, coving to textured ceiling, radiator.

Bathroom 5'6" x 10'0" (1.68m x 3.06m)



PVCu double glazed window to rear, coving to textured ceiling with recessed ceiling spotlights, extractor fan, wall mounted chrome heated towel rail, vinyl flooring. Fitted with a four piece suite comprising oversize walk in shower enclosure with electric shower, wash hand basin and concealed cistern toilet with push button flush set in vanity unit with storage under and panel bath with chrome mixer tap over.



To The Front



The property benefits from extensive parking to the front of the property, accessed by twin electric gates. There is a small lawn area, external power sockets, cold water tap and gated access to the rear garden.

Rear Garden



The rear garden is laid to lawn and enclosed by timber fencing. There is a patio seating area, outside power sockets, cold water tap and two metal storage sheds.



Double Garage 19'1" x 17'5" (5.84m x 5.33m)

Power and light connected, floor mounted oil central heating boiler, twin remote controlled electric doors, loft access with built in ladder, loft with power, light and boarding window to side.

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

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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 8AL.

Verified Material Information

Tenure: Freehold

Council tax band: E

Property construction: Brick with tiled roof, standard.

Electricity supply: Mains - Octopus

Solar Panels: No

Water supply: Mains - Anglian

Sewerage: Septic Tank

Heating: Oil Fired Central Heating

Heating features: Calor Gas Fire in the Lounge

Broadband: As stated by Ofcom,

Broadband type Highest available download speed

Highest available upload speed Availability

Standard 7 Mbps 0.8 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast --Not available --Not available

Mobile coverage: As stated by Ofcom,

Indoor

Provider Voice Data
EE Limited Limited
Three None None
O2 Limited Limited
Vodafone Limited Limited

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: Not Known
Public right of way: No
Flood risk: Zone 3 - Environment Agency
Coastal erosion risk: No
Japanese Knotweed: No
Planning permission: No
Accessibility and adaptations: None
Coalfield or mining area: No
Energy Performance rating: D

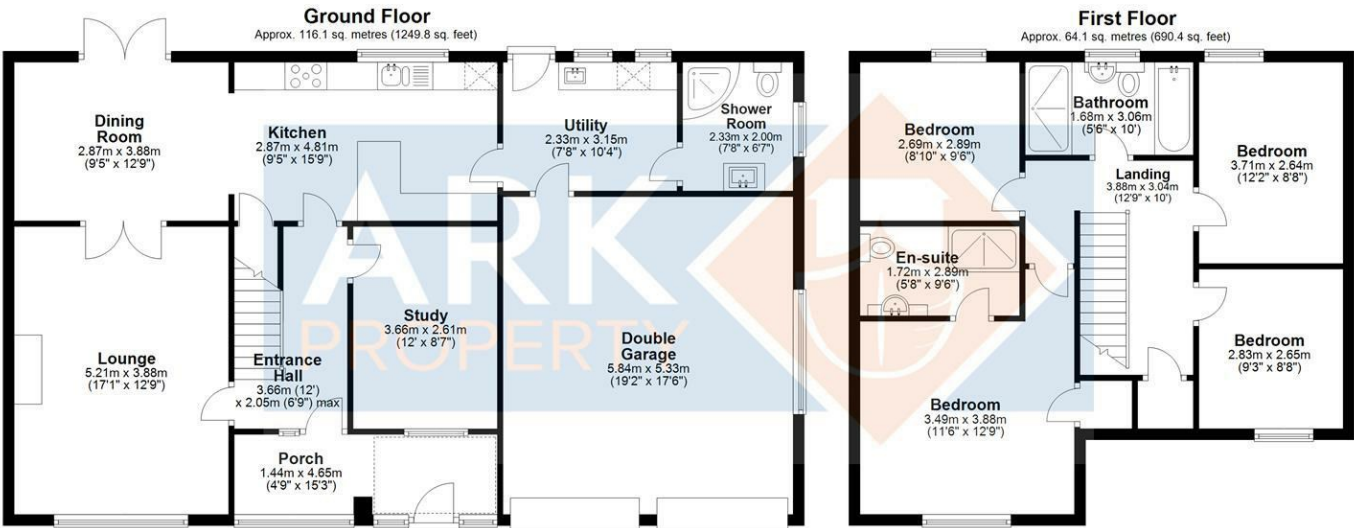
Viewing Arrangements

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.

Additional Pictures

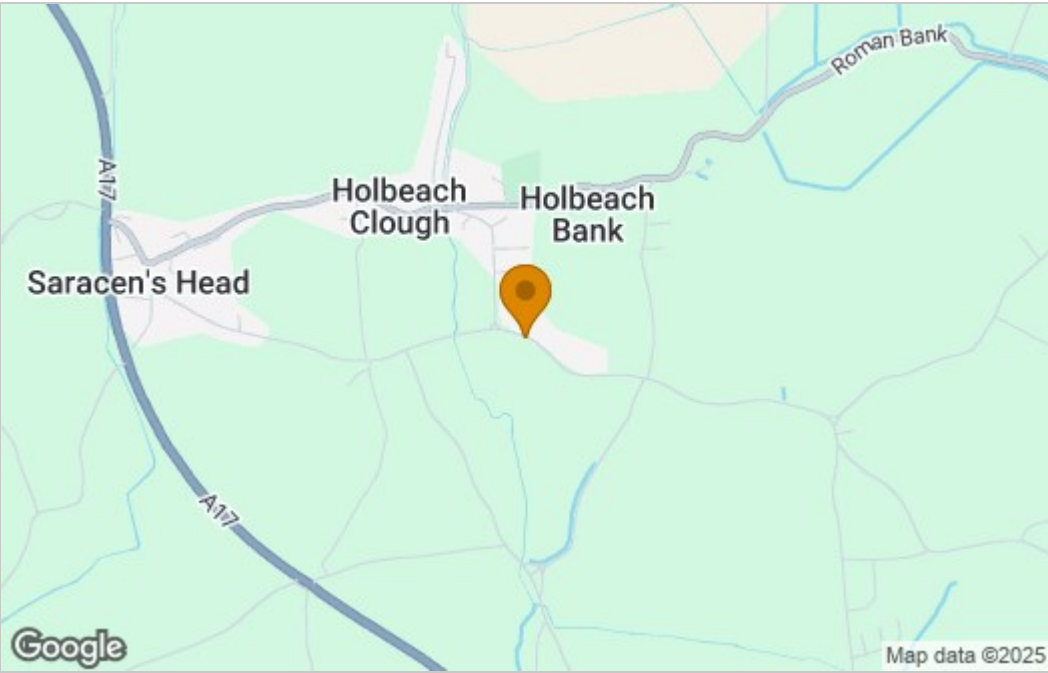


Floor Plan

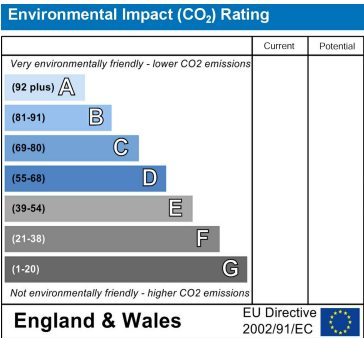
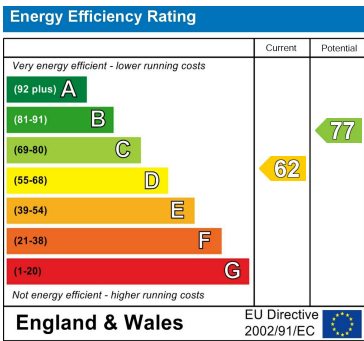


Total area: approx. 180.3 sq. metres (1940.2 sq. feet)

Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

