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Plot 9, 'The Oak', Cherry Close, Sutton St James, Spalding PE12 0FX

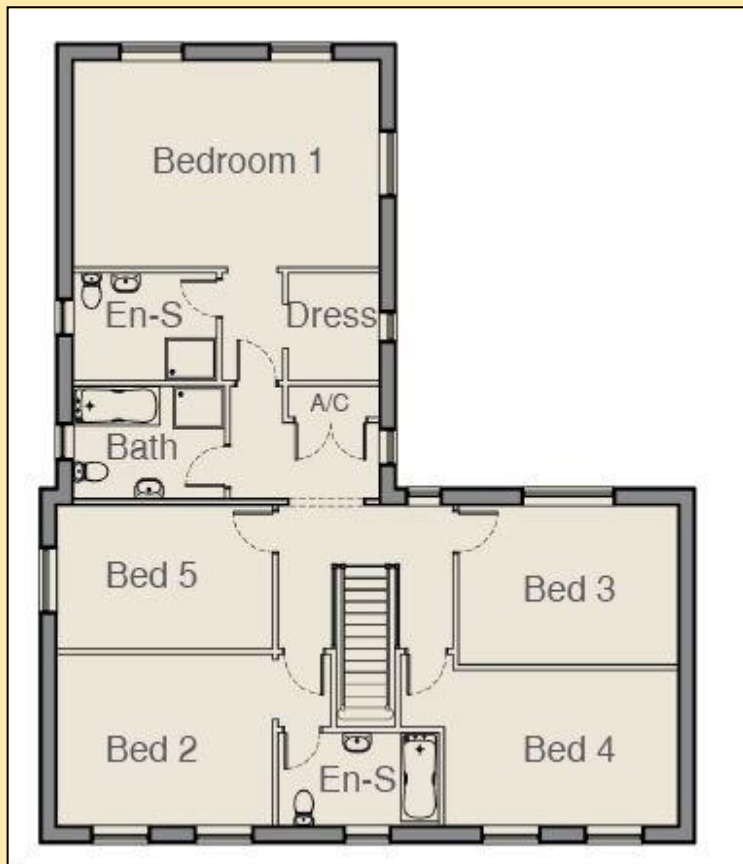
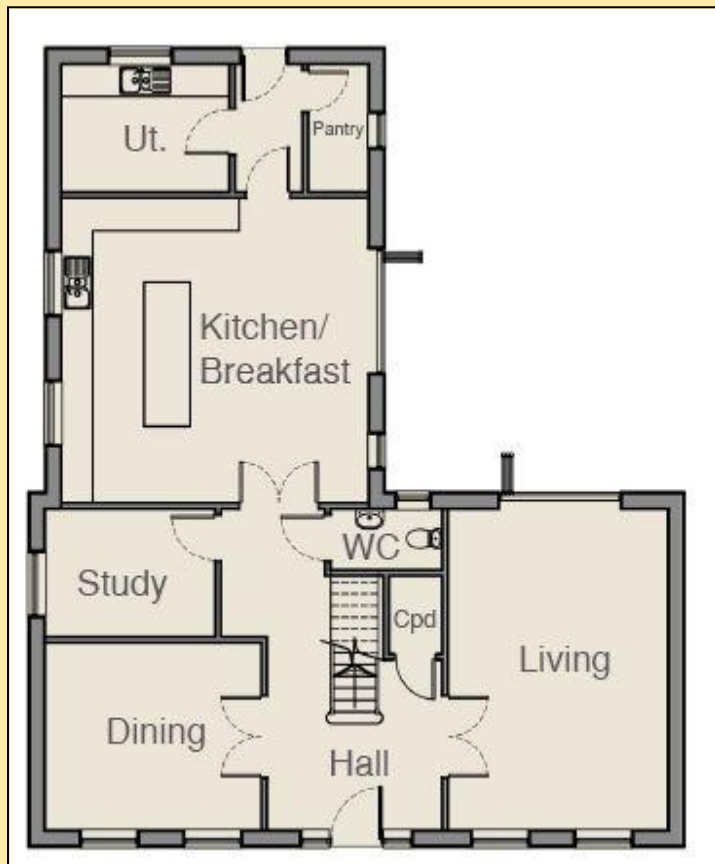
- Various Executive Designs
- Village Location
- Ready in Jan 2025
- South facing rear garden
- Open plan Kitchen/Living
- Sliding sash windows to front
- Stone effect window cills
- Detached double garage /Store

PRICE - £575,000 Freehold

The 'Oak' is a superb 5 bedroom detached 'Farmhouse' style new home, with detached double garage and store, off a large block paved drive. It is almost 'finished', with kitchen/utility being fitted this week, and carpets/flooring in the new year.

Located off Chapelgate, this new homes development is a spaciouly designed site, with a central pond and other areas of amenity land. Plot 9 is a large plot at the end of Cherry Close, and has a large south facing rear garden and open field views.

SPALDING 01775 766766 BOURNE 01780 420406



PLOT 9 - THE OAK

The property has a modern Air Source Heat Pump central heating system, with underfloor heating to ground floor areas and radiators at first floor.. The 'Oak' has Oak veneered doors with chrome effect handles fitted throughout, and an extensive high specification fitted kitchen with Bosch appliances included, as well as carpets from a selected range, and LVT flooring/Tiles to some areas.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Blue composite door with 2 side panels leading from 'oak framed' entrance porch. Power points, Telephone point. Recessed downlights. LVT Flooring .. Manifold. Cupboard off. Oak Stairs off

CLOAKROOM

Low level Wc and vanity unit with wash hand basin. Chrome heated towel rail. Recessed ceiling downlights. LVT Flooring.

LIVING AREA

Fully opening Bifold doors out to rear gardens, Pendant light fittings, power points, Media/TV point, FTTP, Underfloor Heating Control. Carpeted.

Double opening doors to DINING ROOM

Pendant light fitting, power points, Underfloor Heating Control. Carpeted.

STUDY

Pendant light fitting, power points, Underfloor Heating Control. Carpeted. Consumer unit

KITCHEN/BREAKFAST ROOM

To have an extensive Kitchen to be provided from selected ranges. Designed kitchen includes a range of Tall, base and wall cupboards, and an Island. Bosch integrated Appliances are included, comprising a Double Oven, Fridge/Freezer, Dishwasher, Electric induction Hob and an Extractor, all with contrasting 'quartz' worktops over, with upstand and glass splashback to hob, and a ceramic 1 1/2 Bowl Sink unit with contemporary Tap. There are ample Power points and recessed Ceiling Downlights, and the area has Underfloor Heating with zone control. Flooring is to be LVT .TV Point.

UTILITY ROOM

To have Baseline units and ceramic sink with Contemporary Stainless Tap set in worktop with upstand, over spaces for Washing Machine and Tumble dryer. Fridge/Freezer, Power Points, Underfloor Heating Control, Recessed Ceiling downlights. LVT Flooring. Door to Garden.

PANTRY

Recessed Ceiling downlights. LVT Flooring.

FIRST FLOOR

GALLERIED LANDING

Carpeted. Radiator. Heating Control. Loft hatch

MAIN BEDROOM

Power points, Pendant light fittings, High level TV point, Radiator. Carpeted.

DRESSING ROOM

Carpeted. Radiator, Power points

ENSUITE

Large Shower with Soaker head and standard shower spray, Low level wc, Vanity unit with inset basin. Chrome Heated Towel rail, recessed ceiling downlights, Mirror with shaver point, Tiled floor, and Half tiled walls.

BEDROOM 2

Power points, TV point. Pendant light fitting, Carpeted

ENSUITE

Bath with shower over, Low level Wc, Vanity unit with inset basin. Chrome Heated Towel rail, recessed ceiling downlights, Mirror with shaver point, Tiled floor, and Half tiled walls.

BEDROOM 3

Power points, high level TV point, Pendant Light fitting, Radiator. Carpeted.

BEDROOM 4

Power points, high level TV point, Pendant Light fitting, Radiator. Carpeted.

BEDROOM 5

Power points, Telephone and TV points, Pendant Light fitting, Radiator. Carpeted.

BATHROOM

New white 4 piece suite with Bath, separate Shower cubide, Low level Wc and Vanity Unit with inset basin. Chrome Heated Towel Rail, Mirror with Shaver Point, Ceiling Downlights, Tiled Floor, and Half tiled walls.

LARGE AIRING CUPBOARD

Hot water cylinder. Main heating and hot water controls. Immersion.

OUTSIDE

Blocked paved driveway with turfed front gardens and levelled rear gardens (ready to turf). Slabbed footpaths and patio with timber fencing to all boundaries. Airsource heat pump. Outside Tap. Contemporary black exterior lights to rear and side doors, and to garage.

DETACHED DOUBLE GARAGE /STORE WITH WINDOW

Garage area with Fluorescent Light and power points. Black Electric Roller shutter doors. The Store is open to the garage, and has a door to the garden.

LOCATION/AMENITIES

Situated in the pleasant South Lincolnshire village of Sutton St James, just 12 miles from the centre of the Georgian market town of Spalding, and 9 miles from Wisbech. The property lies close to the crossroads at the centre of the village which has a Primary school, Church and Village Hall, as well as a Butchers and a Garage. There is a bus service to Spalding and Wisbech from the bus stops (within ½ mile).

DIRECTIONS

From the centre of Spalding proceed out of town on the B1165 towards Wisbech. Shortly after entering Sutton St James, turn right into Walnut Close just past the St Ives Cross. The Developers Show Office is on the left as you enter the site.

TENURE

Freehold. Management Company and Charge: Approx £381.70 per year (subject to change)

SERVICES Mains Electricity, water and drainage. Heating and Hot water via Air source Heat pump, with underfloor heating to ground floor and radiators to first floor. The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

COUNCIL TAX BAND - Band E

EPC - Predicted Band B

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements

Ref: 5 Dec 2024. These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

VIEWINGS BY APPOINTMENT ONLY

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