



BRADLEY JAMES

ESTATE AGENTS



**3 Chaffinch Way, Holbeach, Spalding, PE12 7FG**

**Asking price £260,000**

- EN-SUITE SHOWER ROOM
- DOUBLE ASPECT INTEGRATED KITCHEN DINER
- UTILITY ROOM
- BUILT IN 2020 BY ASHWOOD HOMES
- TURFED REAR GARDEN WITH EXTENDED PATIO SEATING AREA
- BUILT IN WARDROBES TO BEDROOM ONE
- DOUBLE ASPECT LOUNGE WITH FRENCH DOORS
- POPULAR RESIDENTIAL LOCATION
- OFF ROAD PARKING AND A SINGLE GARAGE
- BLINDS TO BE INCLUDED IN THE SALE

# 3 Chaffinch Way, Spalding PE12 7FG

Bradley James Estate Agents are pleased to offer for sale this modern detached family home which is nestled in the popular road of Chaffinch Way.

Built in 2020, this property boasts a generous 1,066 square feet of living space, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom, providing practicality for everyday living. The heart of the home is the open-plan double aspect kitchen diner, which is well-equipped with integrated appliances and features a separate utility room for added convenience. The bright and airy lounge, also with a double aspect, is perfect for relaxation and entertainment, with French doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living.

The first floor features a spacious landing with an airing cupboard, leading to three well-proportioned bedrooms. Bedroom one is particularly impressive, complete with built-in wardrobes and an en-suite shower room, ensuring a private retreat. The modern family bathroom serves the other two bedrooms, providing ample facilities for family and guests alike.

Outside, the property offers off-road parking, leading to a single garage. A side gate provides access to the rear garden, which features an extended patio seating area, perfect for alfresco dining or enjoying the sunshine.

Situated on the outskirts of Holbeach, this home is just a short drive from the town centre, where you will find a variety of restaurants, pubs, and essential amenities, including primary and secondary schools, Tesco, and a new Aldi. With excellent road links to the A17, you can easily reach Norfolk, Boston, Lincoln, and Spalding, making this property a fantastic choice for those seeking a modern lifestyle in a convenient location.



Council Tax Band: C



### Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading up to the first floor accommodation, radiator, power point and skinned ceiling.

### Cloakroom

WC with push button flush, pedestal wash hand basin with mixer taps over, tiled splashback, radiator and skinned ceiling with extractor fan.

### Lounge

18'5 x 10'6

UPVC double glazed window to the front, UPVC double glazed French doors to the rear, radiator, power points, media plate with telephone point, satellite point and skinned ceiling.

### Kitchen Diner

18'4 x 10'6

Double aspect with UPVC double glazed window to the front and the rear, base and eye level units with work surface over, breakfast bar, integrated Neff electric oven grill, Bosch induction hob, extractor over, integrated fridge, integrated freezer, integrated dishwasher, sink and drainer with mixer taps over, tiled splashback, radiator, power points and skinned ceiling with inset spotlights.

### Utility Room

6'4 x 6'0

UPVC obscured double glazed door to the rear, base and eye level units with work surface over, sink drainer with mixer tap over, space and plumbing for washing machine, space and point for dryer, tiled splashback, extractor fan, radiator, power point and under stairs storage cupboard.

### Landing

UPVC double glazed window to rear, radiator, power points, skinned ceiling and loft hatch and airing cupboard with power points.

### Bedroom 1

12'5 x 9'2 x 12'3

UPVC double glazed window to the front, built in wardrobes with shelving and hanging space, radiator, power point, TV point and skinned ceiling.

### Bedroom 1 En-suite

UPVC obscured double glazed window to the front, separate shower cubicle which is fully tiled with a built-in mixer shower, WC with push button flush, pedestal wash hand basin with mixer tap over, double shaver point, wall mounted heated towel rail, skinned ceiling with inset spotlights, extractor fan and a storage cupboard with shelving.

### Bedroom 2

11'0 x 11'0

UPVC double glazed window to the front, radiator, power points and skinned ceiling.

### Family Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer tap over, mixer tap hand held shower, WC with push button flush, pedestal wash hand basin with mixer tap over, double shaver point, wall mounted heated towel rail, skinned ceiling with inset spotlights and extractor fan.

### Bedroom 3

9'0 x 8'5

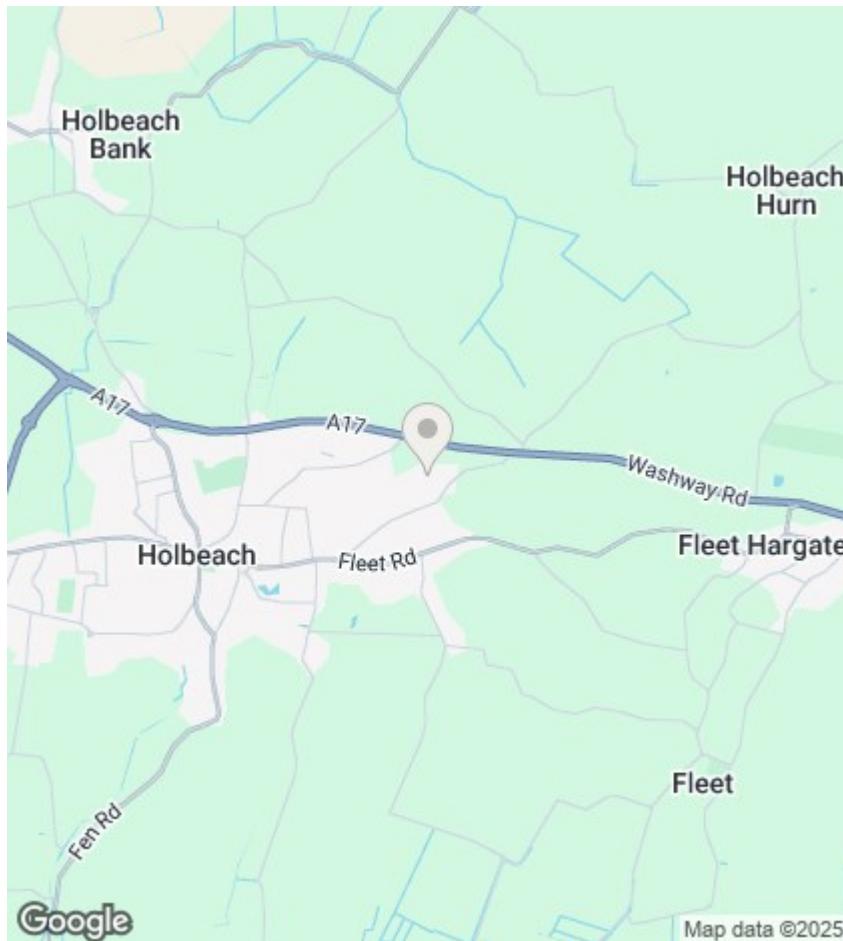
UPVC double glazed window to the rear, radiator, power points and skinned ceiling.

### Outside

The property has a path leading to the front door with storm porch and courtesy light. There is off-road parking to the side which leads to the single garage, side gated access leading to the rear garden which is enclosed by panel fencing, it's predominantly laid to lawn, has a patio seating area behind the single garage, an outside light and outside tap.





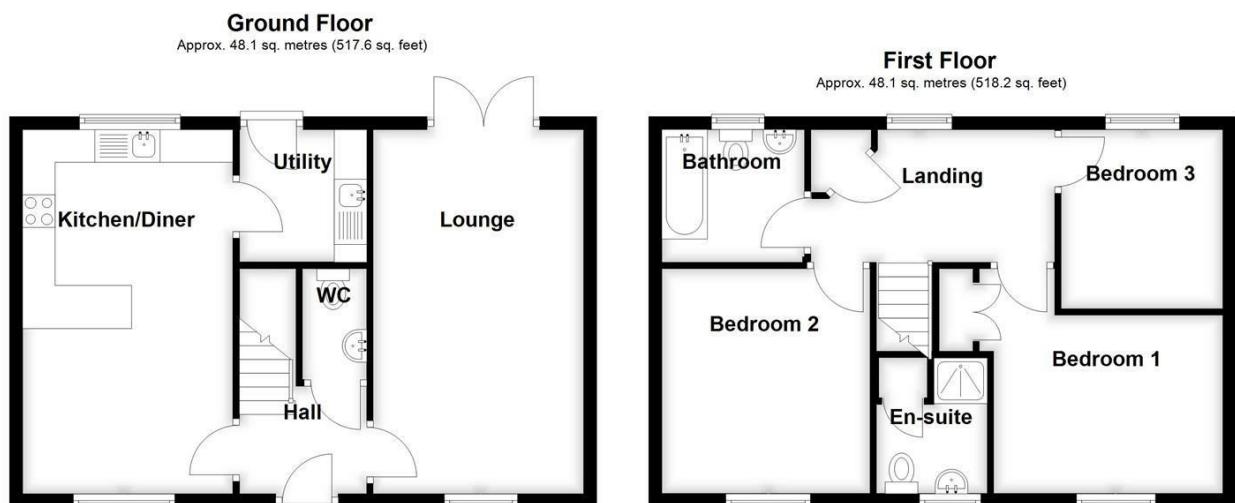
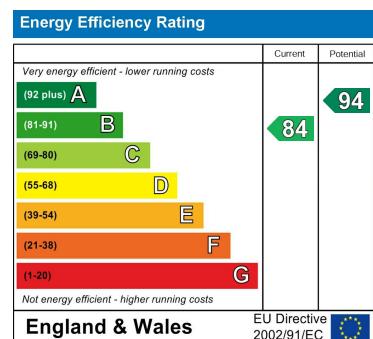


## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

B



Total area: approx. 96.2 sq. metres (1035.8 sq. feet)