



Plot 8, 4 Carmine Way, Fleet, PE12 8LP

£350,000

- Brand New Residential Development
- Elegant Designed Four Bedroom Detached House
- Garage and Off Road Parking
- Private En-Suite and Family Bathroom
- Contemporary Kitchen Breakfast
- LABC Warranty
- Quaint Village Location
- Eco-Friendly Car Charging Point
- Some images are used using Ai to showcase the property being finished

Plot 8 - Contemporary living in the village of Fleet, a stunning new build that combines modern living with the charm of village life. This four bedroom detached house offers a perfect blend of comfort, style, and sustainability.

Embracing green technology this home features photovoltaic panels on the roof, providing solar power to enhance energy efficiency and reduce environmental impact. Electric car charging point is thoughtfully included, aligning your home with a sustainable lifestyle.

Choose from a variety of kitchens, tiles, and flooring options all complimentary to ensure your home reflects your unique taste and style throughout.

This newly built property integrates an entrance hallway, spacious living room, modern kitchen diner, separate dining room, utility room, cloakroom, four bedrooms, and a well-appointed ensuite and bathroom. Enclosed rear garden and off road parking.

Entrance Hallway 7'5" x 9'1" (2.27m x 2.77m)

Entrance door to front aspect. Stairs to first floor landing.

Cloakroom 5'8" x 3'5" (1.73m x 1.05m)

Upvc window to rear aspect.

Living Room 12'0" x 19'4" (3.67m x 5.91m)

Window to front and rear aspect.

Dining Room

Window to front aspect.

Kitchen Diner 13'2" x 9'9" (4.03m x 2.99m)

Window to rear aspect.

Utility 7'1" x 6'0" (2.18m x 1.85m)

Door to rear.

First Floor Landing 6'7" x 10'1" (2.01m x 3.08m)

Upvc window to rear elevation.

Bedroom One 12'0" x 13'2" (3.67m x 4.02m)

Window to front elevation.

En-Suite 7'10" x 6'0" (2.40m x 1.84m)

Window to rear elevation.

Bedroom Two 11'7" x 9'1" (3.55m x 2.78m)

Window to front elevation.

Bedroom Three 11'0" x 9'1" (3.37m x 2.78m)

Window to front elevation.

Bedroom Four 10'1" x 8'2" (3.08m x 2.49m)

Window to rear elevation.

Bathroom 7'9" x 6'3" (2.37m x 1.92m)

Window to rear elevation.

Garage

Exterior

Enclosed rear garden. Off road parking.

Property Postcode

For location purposes the postcode of this property is: PE12 8LP

Additional Information

Disclaimer - Some images are used using Ai to showcase the property being finished

TENURE: Freehold with vacant possession on completion.

EPC RATING: TBC

COUNCIL TAX BAND: TBC

DRAINAGE: Mains

HEATING: Gas central heating

PLEASE NOTE:

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

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the

solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

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.

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.

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.

Floor Plan

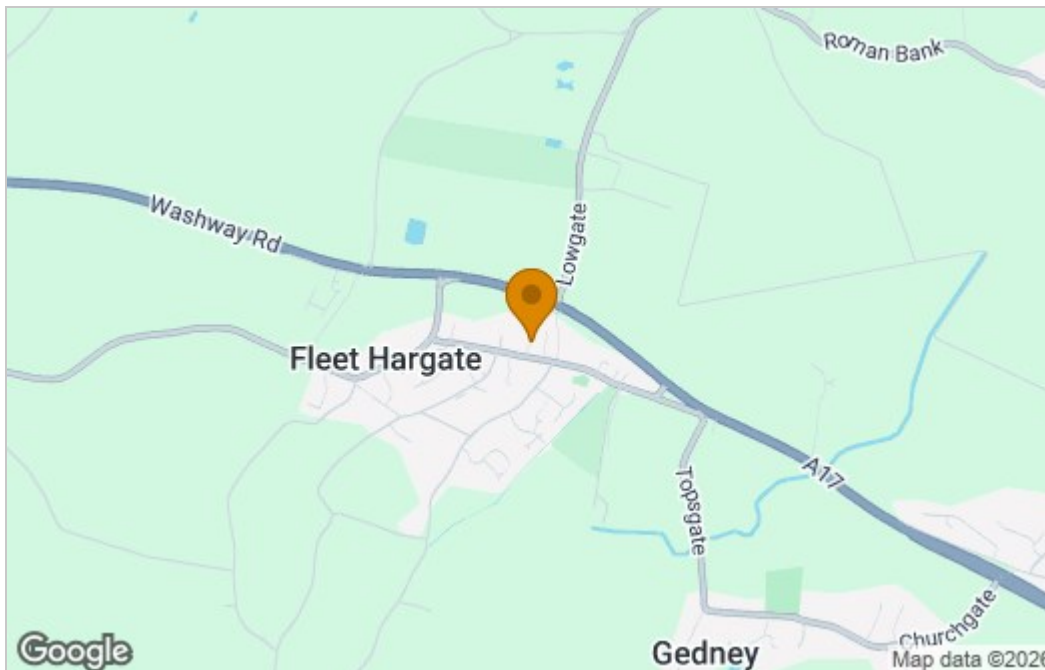


Ground Floor Plan



First Floor Plan

Area Map



Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

