



BRADLEY JAMES

ESTATE AGENTS



4 Cherwell Close, Spalding, PE11 3ZT

Asking price £175,000

- TWO BEDROOM PROPERTY
- FULLY INTEGRATED KITCHEN APPLIANCES
- EN-SUITE AND BUILT-IN WARDROBE TO BEDROOM ONE
- TWO PARKING SPACES
- LOUNGE DINER
- FAMILY BATHROOM
- LOW MAINTENANCE LANDSCAPED REAR GARDEN
- COUNCIL TAX BAND A

4 Cherwell Close, Spalding PE11 3ZT

Bradley James welcomes you to this charming semi-detached house located on Cherwell Close in the delightful town of Spalding. Built in 2016, this modern property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals alike.

As you enter the home, you are greeted by a welcoming entrance hall that leads to a well-appointed kitchen, perfect for culinary enthusiasts. The spacious lounge diner provides an inviting space for relaxation and entertaining, ensuring that you can enjoy quality time with family and friends. A convenient cloakroom is also located on the ground floor, adding to the practicality of the layout.

The first floor boasts two generously sized bedrooms. Bedroom one features an en-suite shower room and built-in wardrobe, providing ample storage and a private retreat. The second bedroom is equally spacious. The first floor also has a well-designed family bathroom, ensuring comfort for all occupants.

Outside, the property benefits from two parking spaces, a valuable asset in today's market. The low-maintenance garden, complete with Astroturf, offers a perfect outdoor space for relaxation or play without the hassle of extensive upkeep.

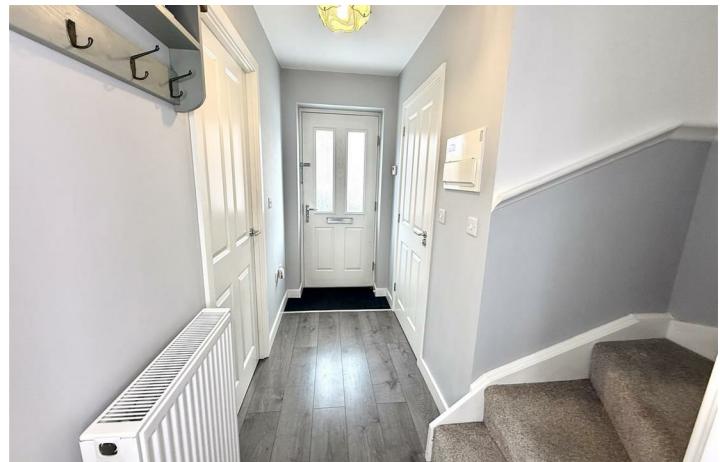
This semi-detached house on Cherwell Close is not just a home; it is a lifestyle choice that combines modern living with ease and accessibility. With its contemporary design and thoughtful features, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this lovely house your new home.

The property is within walking distance to local primary schools, a bus stop, Co Op shop and a Fish and Chip take away.

Management company is RMG and an annual payment of £116.07 is currently payable but this will change every April.



Council Tax Band: A



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, fuse box, radiator, power points, telephone point and skimmed ceiling.

Cloakroom

UPVC obscured double glazed window to the front, WC with push button flush, pedestal wash hand basin with mixer taps over, tiled splashback, radiator and skimmed ceiling.

Kitchen

9'4 x 7'6

UPVC double glazed window to the front, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill, integrated four burner gas hob with extractor over, integrated fridge and freezer, integrated slimline dishwasher, integrated washing machine, wall mounted gas boiler housed in a kitchen cupboard, power points and skimmed ceiling with inset spotlights.

Lounge

15'0 x 12'8

UPVC double glazed window and French doors going onto the low maintenance landscaped rear garden, radiator, power point, media plate with satellite point, TV point and telephone point, some power points with USB charging, under stairs storage cupboard and skimmed ceiling.

Landing

Halfway up the stairs is a UPVC double glazed window to the side, the landing has a loft hatch, power points, a storage cupboard with shelving and electric heater.

Family Bathroom

UPVC obscured double glazed window to the rear, panel bath with side mounted mixer taps and handheld shower, WC with push button flush, pedestal wash hand basin with mixer taps over, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Bedroom 1

11'2 x 10'1

UPVC double glazed window to the front, built-in wardrobe, power points with USB charging, radiator, TV point and skimmed ceiling. (This measurement doesn't include the built-in wardrobe).

Bedroom 1 En-suite

UPVC obscured double glazed window to the front, double shower cubicle which is fully tiled with an electric shower, WC with push button flush, pedestal wash hand basin with mixer taps over, wall mounted heated towel rail, double shaver points, skimmed ceiling with inset spotlights and extractor fan.

Bedroom 2

10'2 x 8'0

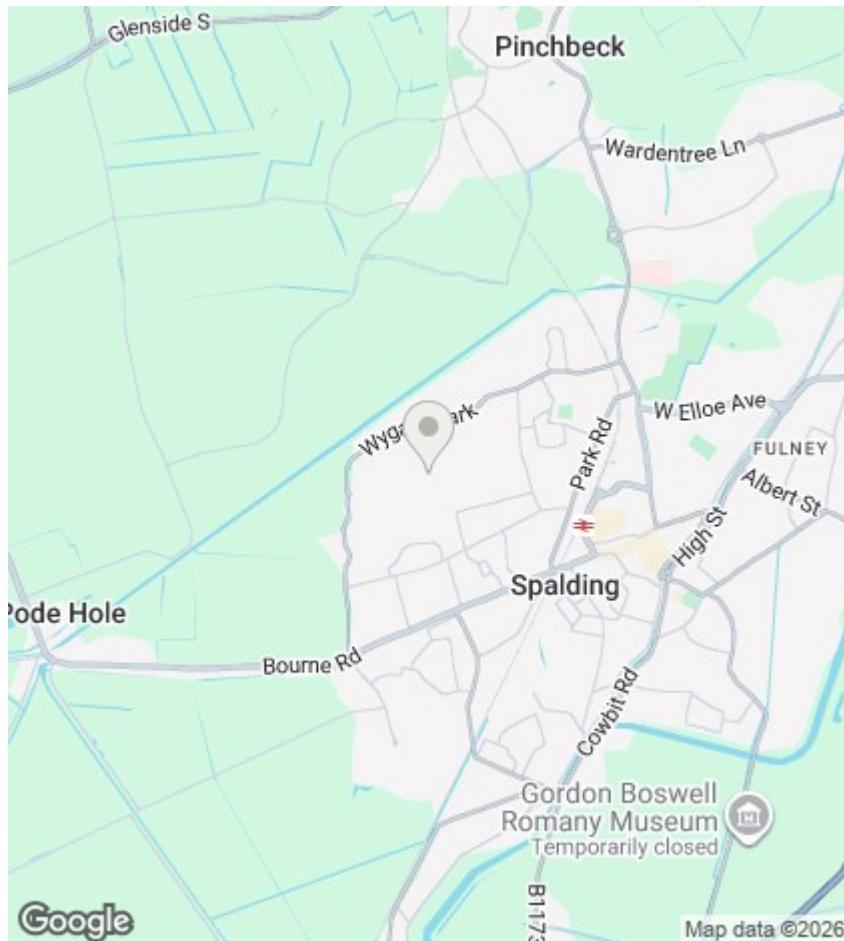
UPVC double glazed window to the rear, radiator, power points, telephone point and skimmed ceiling.

Outside

The property has tarmac off-road parking to the side for two cars. There is side gated access leading through to the landscaped rear garden which is enclosed by panel fencing, has Astroturf, a gazebo with decking seating area, outside lights, outside tap and shed.







Viewings

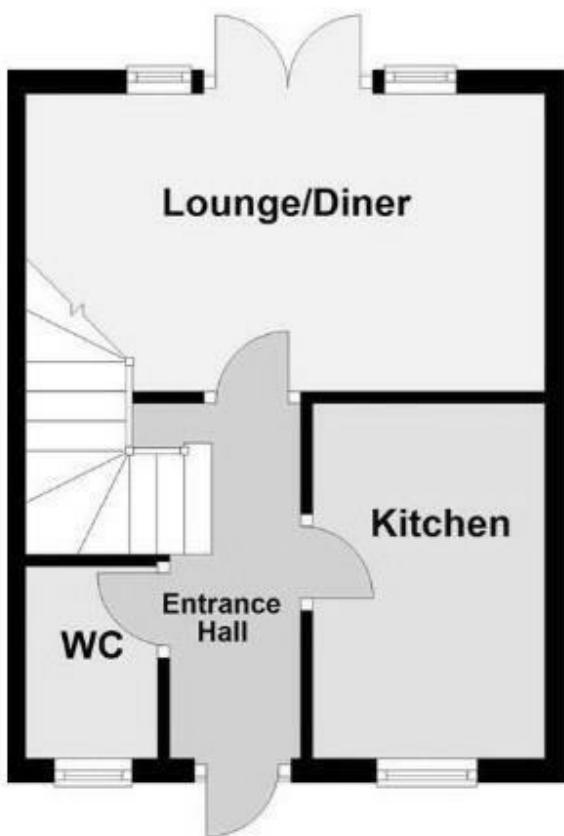
Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

C

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

Ground Floor



First Floor

