ARK PROPERTY

# 1 Sunnydale Close, Surfleet, PE11 4BS

## £410,000

- Beautifully presented throughout
- Wrap around plot
- Double garage with electric roller doors
- Bi fold doors leading to conservatory
- Modern kitchen breakfast room
- Modern bathroom and en-suite
- Real kerb appeal to front
- Located in a popular village
- Within a short walk of the river
- Large executive bungalow that needs to be viewed to be appreciated

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

**Tel: 01775 766888**
6 New Road, Spalding, Lincolnshire PE11 1DQ

An impressive executive bungalow in the sought-after village of Surfleet, ideally positioned just a short stroll from picturesque riverside walks.

This substantial L-shaped bungalow offers fantastic kerb appeal, with a block-paved driveway providing ample parking and leading to an integral double garage with two electric roller doors.

Stepping inside, the property continues to impress with a spacious and well-planned footprint. The accommodation includes a modern kitchen/breakfast room with adjoining utility room, a generous formal dining room, and a beautifully presented lounge featuring bi-folding doors opening into a large conservatory. The conservatory enjoys lovely views over the attractive wraparound plot, creating a wonderful space to relax and enjoy the garden.

There are three generously proportioned bedrooms, with the principal bedroom benefiting from its own en-suite facilities.

Presented throughout with attractive décor and offering a superb combination of space, style and practicality, this is a property that really needs to be viewed to be fully appreciated. Early viewing is highly recommended.

## Entrance Hall 7'8" x 14'1" (2.35m x 4.31m)

Composite glazed entrance door to the front with glazed side panels. Built in storage cupboard. Tiled flooring.

## Lounge 16'3" x 13'0" (4.97m x 3.97m)

PVC double glazed window to side. Bi-folding doors to conservatory. Radiator. Feature fireplace with inset log burner. Wood effect flooring.

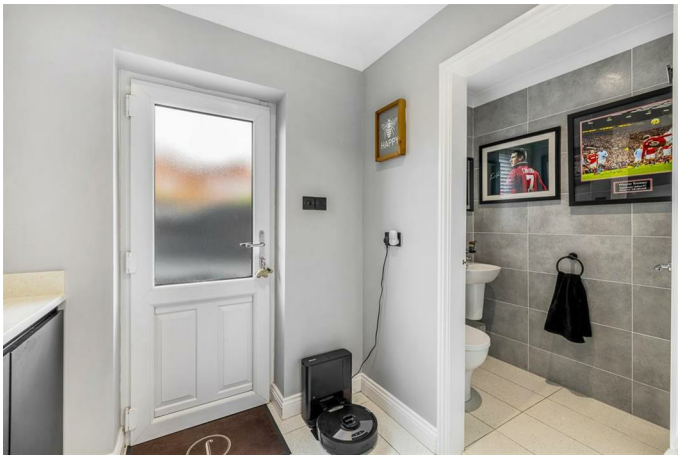
## Dining Room 10'8" x 9'9" (3.27m x 2.98m)

PVC double glazed window to side. Radiator.

## Kitchen 13'4" x 12'0" (4.07m x 3.67m)

PVC double glazed window to side. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Electric hob with extractor hood over. Integrated oven and grill. Integrated fridge/freezer. Integrated dishwasher. Radiator. Tiled flooring.

## Utility Room 7'2" x 5'5" (2.19m x 1.66m)



PVC double glazed window and door to side. Radiator. Base unit with work surface. Sink inset with drainer and mixer tap. Space and plumbing for washing machine. Tiled flooring.

## Cloakroom

PVC double glazed window to side. Radiator. Wash hand basin. Fully tiled walls. Toilet. Tiled flooring.

## Conservatory 12'7" x 14'3" (3.85m x 4.35m)

Of PVC and brick construction. Polycarbonate roof. French doors leading to rear garden. Tiled flooring.

## Bedroom 1 13'4" x 13'8" (4.07m x 4.17m)

PVC double glazed window to rear. Radiator.

## En-suite 7'1" x 5'8" (2.16m x 1.75m)

PVC double glazed window to rear. Three piece suite comprising of shower cubicle. Wash hand basin. Toilet. Fully tiled walls. Heated towel rail.

## Bedroom 2 13'3" x 10'5" (4.06m x 3.19m)

PVC double glazed window to rear. Radiator.

## Bedroom 3 9'9" x 9'6" (2.99m x 2.90m)

PVC box double glazed windows to front. Radiator. Built in wardrobes. Wood effect flooring.

## Bathroom 6'1" x 7'6" (1.86m x 2.31m)

PVC double glazed window to front. Panelled bath. Wash hand basin and toilet set in vanity unit. Fully tiled walls. Shaver point. Heated towel rail.

## Outside

The front of the property has a block paved driveway providing off road parking and leading to the double garage. Paved pathway leading to the front door.
The rear garden is enclosed by timber fencing. Lawn area. Patio area.

## Double Garage 16'9" x 19'0" (5.13m x 5.80m)

Twin up and over vehicular doors to side. Window to front. Pedestrian door to side. Power and light connected. Boiler.

## Property Postcode

For location purposes the postcode of this property is: PE11 4BS

## Additional Information

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.

## Verified Material Information

Tenure: Freehold
Council tax band: E
Annual charge: No
Property construction: Brick built
Electricity supply: Octopus
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area:
Energy Performance rating: D62

## 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.

Referral & Fee Disclosure

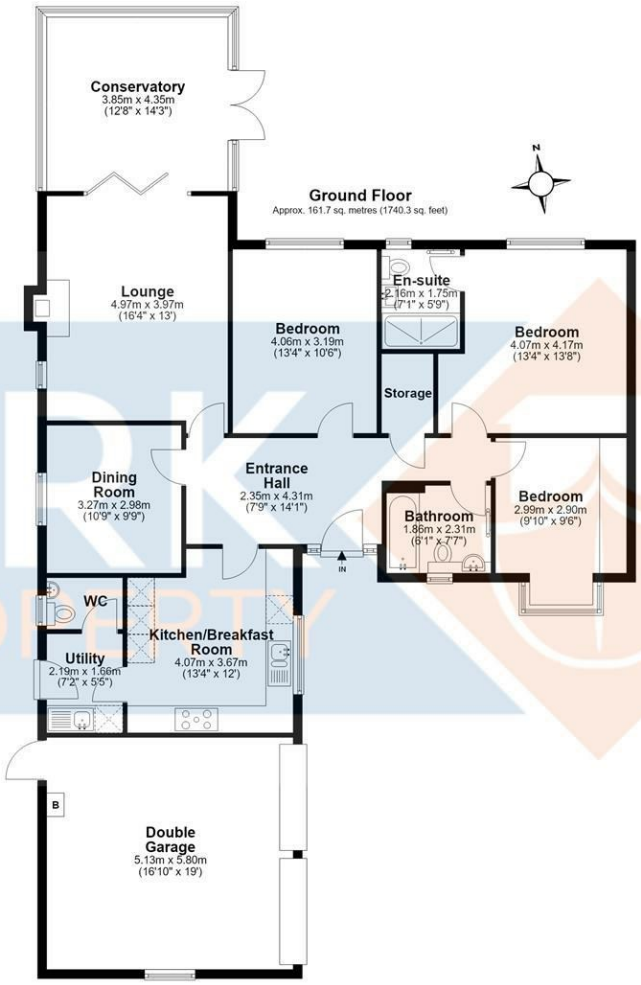
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

**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.

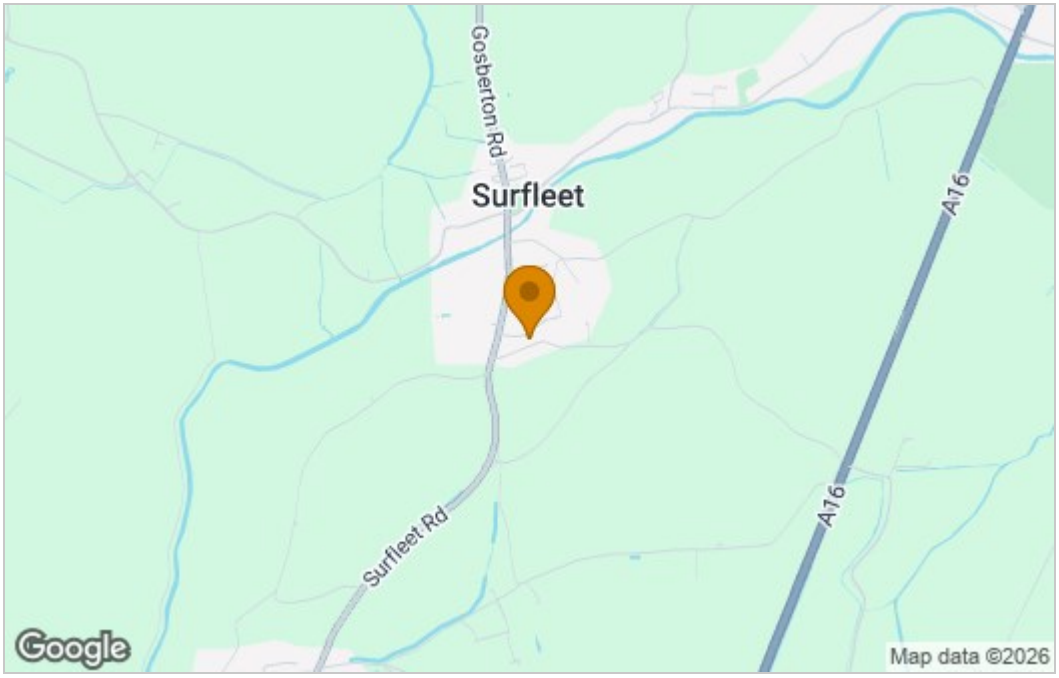
## Floor Plan



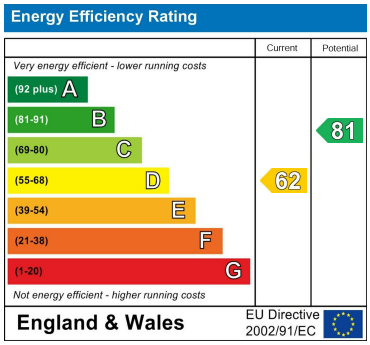

Total area: approx. 161.7 sq. metres (1740.3 sq. feet)

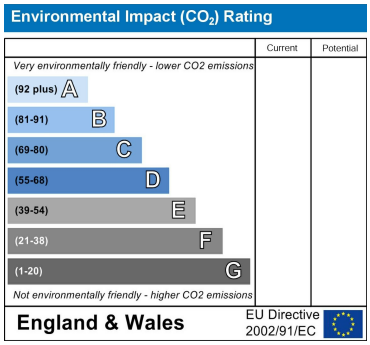
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

## Area Map




## Energy Efficiency Graph

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