

## 9 Turnpole Close, Stamford, PE9 1DT

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			
		72	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Occupying a pleasant cul-de-sac position overlooking a green to the front, this spacious four double bedroom detached family home offers generous and versatile accommodation, perfectly suited to modern family living. Ideally located, the property provides easy access to the town centre, local amenities and well-regarded schooling.

Beautifully proportioned throughout, the accommodation is centred around a stylish breakfast kitchen, fitted with an excellent range of units and offering ample space for informal dining. Complementing the kitchen are three versatile reception rooms, including an attractive bay-fronted sitting room, a formal dining room, and a delightful garden room overlooking the rear garden, providing flexible living spaces for both everyday family life and entertaining. A separate utility room, ground floor cloakroom and the added benefit of a water softener further enhance the practicality of the home.

To the first floor, the generous principal bedroom benefits from an en-suite shower room, while three further double bedrooms are served by a well-appointed family bathroom.

A particular feature of the property is the exceptional parking provision. To the front, a substantial block-paved driveway provides ample off-street parking for multiple vehicles and leads to a detached double garage, offering excellent secure parking, storage or workshop potential.

The enclosed rear garden is predominantly laid to lawn with a patio seating area, creating an ideal space for outdoor dining, entertaining and family enjoyment.

Offering spacious accommodation, excellent parking facilities, a double garage and a desirable cul-de-sac setting close to the town centre, this superb family home is viewing highly recommended.

**Guide Price £545,000 Freehold**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Detached family home
- Three reception rooms
- Main bedroom with en-suite
- Double garage & block paved driveway
- Council Tax Band - E, EPC - C

- Four bedrooms
- Stunning breakfast kitchen with island
- Gas fired central heating
- Garden room & utility
- Agent Note - Planning has been submitted on the field to the rear



**ACCOMMODATION:**

**Entrance Porch**  
1.91m x 1.17m (6'3" x 3'10")

**Hallway**

**Cloakroom**

**Sitting Room**  
6.02m x 3.58m (19'9" x 11'9")

**Dining Room**  
3.30m x 3.00m (10'10" x 9'10")

**Breakfast Kitchen**  
5.05m x 3.48m (16'7" x 11'5")

**Utility Room**  
3.53m x 2.06m (11'7" x 6'9")

**Garden Room**  
4.93m x 2.54m (16'2" x 8'4")

**Landing**

**Main Bedroom**  
4.32m into fitted wardrobe x 3.56m (14'2" into fitted wardrobe x 11'8")

**En-suite**  
2.13m x 1.85m (7' x 6'1")

**Bedroom Two**  
3.99m x 2.46m (13'1" x 8'1")

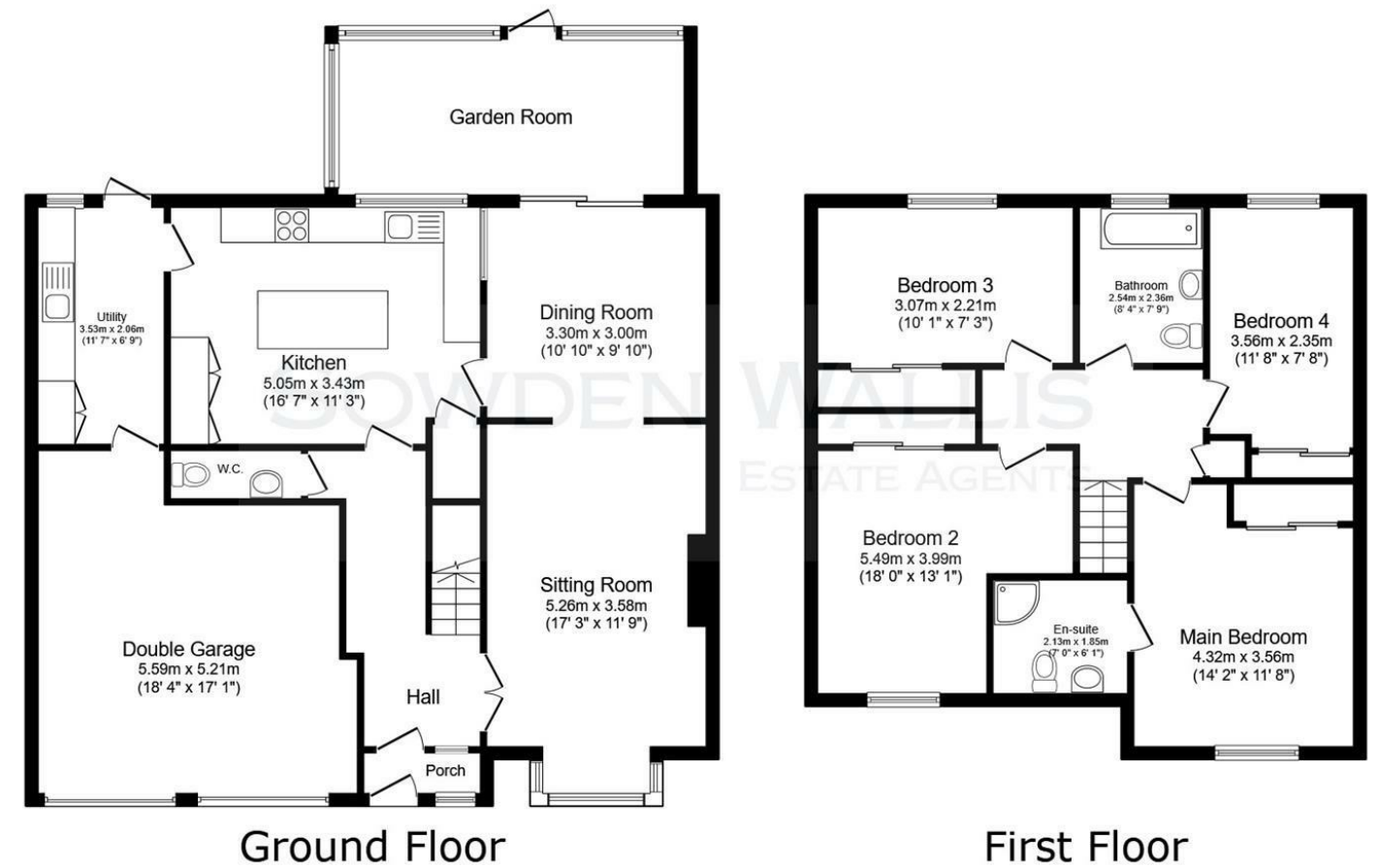
**Bedroom Three**  
3.56m x 2.54m (11'8" x 8'4")

**Bedroom Four**  
3.07m x 2.21m (10'1" x 7'3")

**Family Bathroom**  
2.31m x 2.24m (7'7" x 7'4")

**Double Garage**  
5.21m max x 5.59m (17'1" max x 18'4")

**FLOOR PLAN:**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)