



2 Elsdale Close, Surfleet, PE11 4FE

£295,000

- Modern three-bedroom detached home, built in 2020 to a high specification
- Impressive open-plan kitchen/dining area with bi-folding doors
- Principal bedroom with dressing area and en-suite
- Beautifully landscaped and manicured gardens with covered patio seating area
- Converted detached garage, providing an excellent hobby room or home office
- Well-designed and versatile accommodation arranged over two floors

A beautifully presented three-bedroom detached house, built in 2020 to a high specification, occupying a well-established position on Elsdale Close in the popular village of Surfleet.

The property offers stylish and versatile accommodation, comprising an entrance hall, spacious lounge, and an impressive open-plan kitchen/dining area with bi-folding doors, creating an excellent space for both everyday living and entertaining. There is also a utility room and ground floor WC.

Upstairs, there are three bedrooms, with the principal bedroom benefiting from a dressing area and en-suite shower room, alongside a well-appointed family bathroom.

Outside, the property is complemented by beautifully landscaped and manicured gardens, including a covered patio seating area providing an ideal space for outdoor dining and relaxation.

The detached garage has been thoughtfully converted to provide a versatile hobby room/home office, while retaining the original garage door to the front. This preserves the property's external appearance and provides the option of reinstating car storage should the new owner wish to do so.

A modern, high-quality home offering versatile accommodation and attractive landscaped gardens, ideally suited to a range of buyers.

Entrance Hall

Entrance door to front. Stairs to first floor landing.

Lounge 16'2" x 10'9" (4.93 x 3.3)



UPVC double glazed window to front and side. Radiator. Feature fireplace with surround and log burner.



Kitchen 15'3" x 9'3" (4.67 x 2.82)



UPVC double glazed window to the front. Matching range of quality fitted base and wall units with

breakfast bar and worksurface over. Sink unit with mixer tap. Integrated fridge freezer. Integrated dishwasher. Built in electric hob with extractor hood over. Built in oven and grill. Radiator.



Dining Area 15'5" x 8'5" (4.7 x 2.57)



Double glazed Bi Fold door to rear. Feature tall radiator.



Utility Room 8'5" x 7'1" (2.59 x 2.18)



UPVC double glazed window to rear. UPVC double glazed door to side. Fitted base and wall units. Sink unit with mixer tap. Storage cupboard.

Cloakroom



Two piece suite comprising of toilet. Wash hand basin. Radiator. Part tiling to walls. Extractor fan.

First Floor Landing



UPVC double glazed window to front. Radiator. Airing cupboard. Loft access.



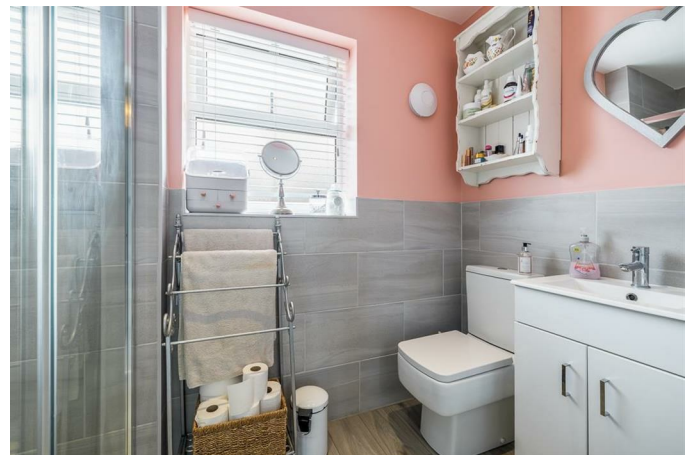
Bedroom 1 18'11" x 9'1" (5.79 x 2.77)



UPVC double glazed window to front. Radiator.



En-suite



UPVC double glazed window to rear. Three piece suite comprising of toilet. Wash hand basin. Shower cubicle. Heated towel rail. Extractor fan. Tiling to floor. Part tiling to walls.

Bedroom 2 10'2" x 8'9" (3.1 x 2.67)



UPVC double glazed window to rear. Radiator.

Bedroom 3 11'8" x 8'7" (3.56 x 2.62)



UPVC double glazed window to front. Radiator.

Bathroom



UPVC double glazed window to rear. Three piece suite comprising of toilet. Wash hand basin. Panelled bath with screen and shower over. Heated towel rail. Extractor fan. Tiling to floor. Part tiling to walls.

Outside



FRONT: Block paved drive giving off road parking and leading to single detached garage. There is a covered storage area to the side of the property. Gated access to the rear garden.

REAR: Enclosed by timber fencing. Laid to lawn. Patio area. Outside water tap.



Garage 16'9" x 10'0" (5.13 x 3.07)

Single detached garage. Vehicular door. PVC door to side.

**Property Postcode**

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

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: B

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

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 Single 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: No

Energy Performance rating: B84

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.

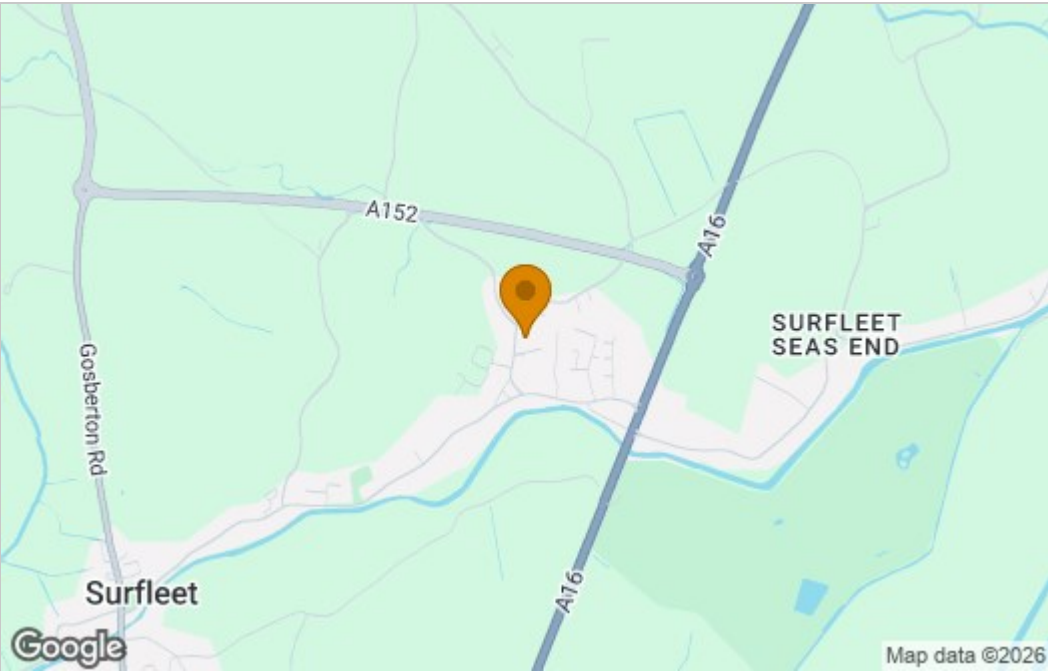
Disclaimer

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

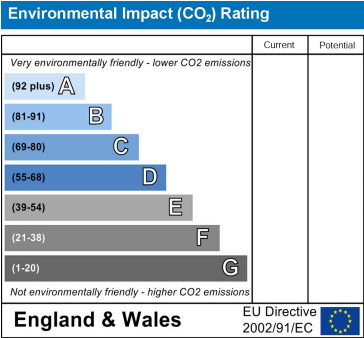
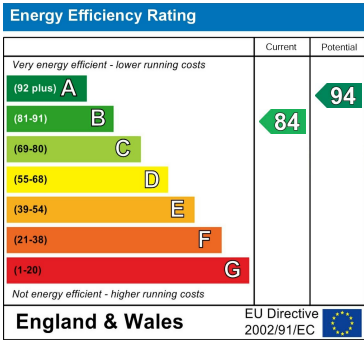
Floor Plan



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>

