



**12 Peggys Way , Surfleet, PE11 4GB**

**£450,000**

LAST REMAINING PLOT - STAMP DUTY PAID\*

Welcome to Plot 46 The Mallard - a stunning new build detached house that offers a perfect blend of modern living and countryside charm. The distinctive design of this house featuring full height windows, sets it apart from the rest, making it a unique find in the sought-after village of Surfleet. Ideal for a growing family, this property features an open-plan kitchen, snug and dining area—perfect for entertaining guests and enjoying family meals together. And you'll find a versatile dining room that can also serve as a study, along with a separate utility room. Upstairs, there are four spacious bedrooms, including a master suite with an en-suite bathroom and dressing area, plus a family bathroom. Outside there is a large enclosed rear garden, with driveway and double garage to the front.

Convenience is key being located close to a golf course and the river Glen, this property offers the perfect balance between outdoor activities and relaxation. Don't miss out on the opportunity to make this beautiful house your home.

**STAMP DUTY PAID**

\*The developer will cover Stamp Duty up to £12,500 on this final plot for a March completion

**Entrance Hallway 11'5" x 9'10" (3.50 x 3.00)**

Composite Glazed Door. Intruder Alarm. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Stairs to first Floor.

**Lounge 12'2" x 15'0" (3.72 x 4.59)**

Composite Glazed Door. Intruder Alarm. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Stairs to first Floor.

**Kitchen/Diner 22'8" x 11'11" (6.93 x 3.64)**

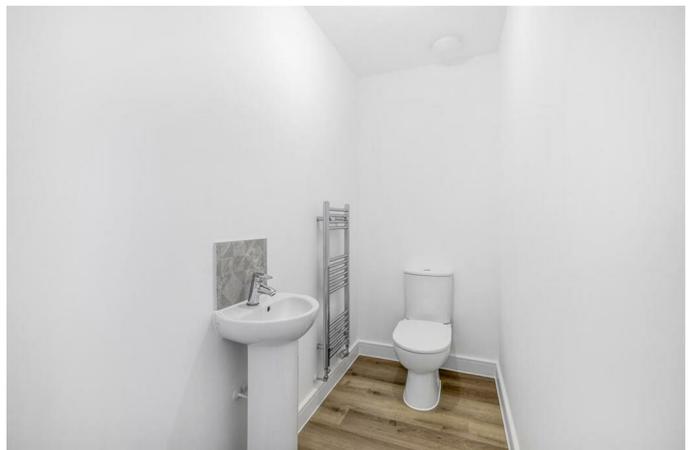
Fully Fitted Kitchen Units with worktop, Integrated Dishwasher, Fridge Freezer, Oven, Hob & Extractor. Upstands and Splashbacks. Stainless Steel One & half bowl sink with mixer tap. LVT Flooring to Kitchen area

**Snug 12'2" x 10'7" (3.72 x 3.25)**

Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors.

**Dining Room 11'3" x 9'8" (3.43 x 2.96)**

Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points.

**Cloakroom 7'3" x 3'7" (2.23 x 1.11)**

Toilet with wash hand basin. Tiled splash backs. Stainless steel towel rail.

**Utility 11'3" x 5'9" (3.43 x 1.76)**

Door to rear access. LVT flooring. Worktop with upstand with base unit under. Wall unit with sink and mixer tap.

**Stairs****Landing****Principal Bedroom 14'7" x 9'9" (4.46 x 2.99)**

Double Glazed Window. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points. Television Point.

**Ensuite 7'5" x 7'0" (2.28 x 2.15)**

Fitted White Sanitaryware with Shower. Half tiling. Extractor Fan. Heated Towel Rail. LVT Flooring.

**Dressing Area 7'5" x 4'9" (2.28 x 1.47)**

White Emulsion to Ceilings and Walls. White Satin Skirting and doors.

**Bedroom 2 12'2" x 13'10" (3.72 x 4.24)**

Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points. Television Point.

**Bedroom 4 12'2" x 8'1" (3.71 x 2.48)**

Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points. Television Point.

**Bedroom 3 12'2" x 11'9" (3.72 x 3.60)**

Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points. Television Point.

**Bathroom 8'2" x 9'9" (2.50 x 2.99)**

Fitted White Sanitaryware. Extractor Fan. Shaver Point. Chrome Heated Towel Rail. Half Tiling. LVT Flooring.

**Garden**

Enclosed rear garden with patio.

**Property Information**

Freehold with vacant possession on completion.  
PLEASE NOTE: There is management charge payable on each plot per annum £250 pa

**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**

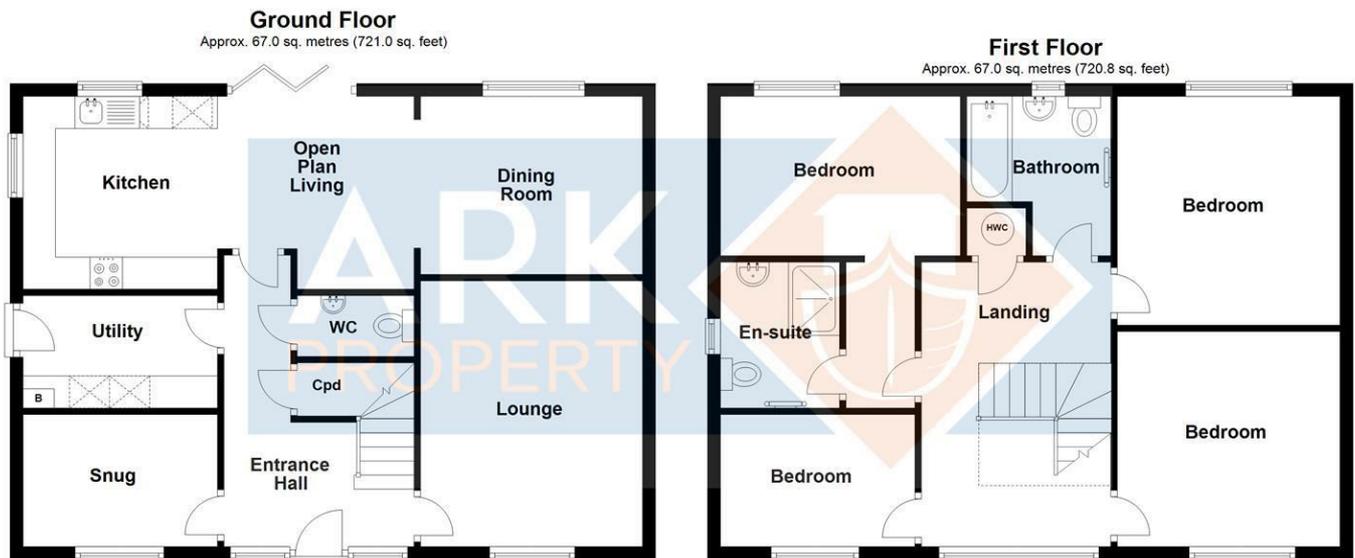
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

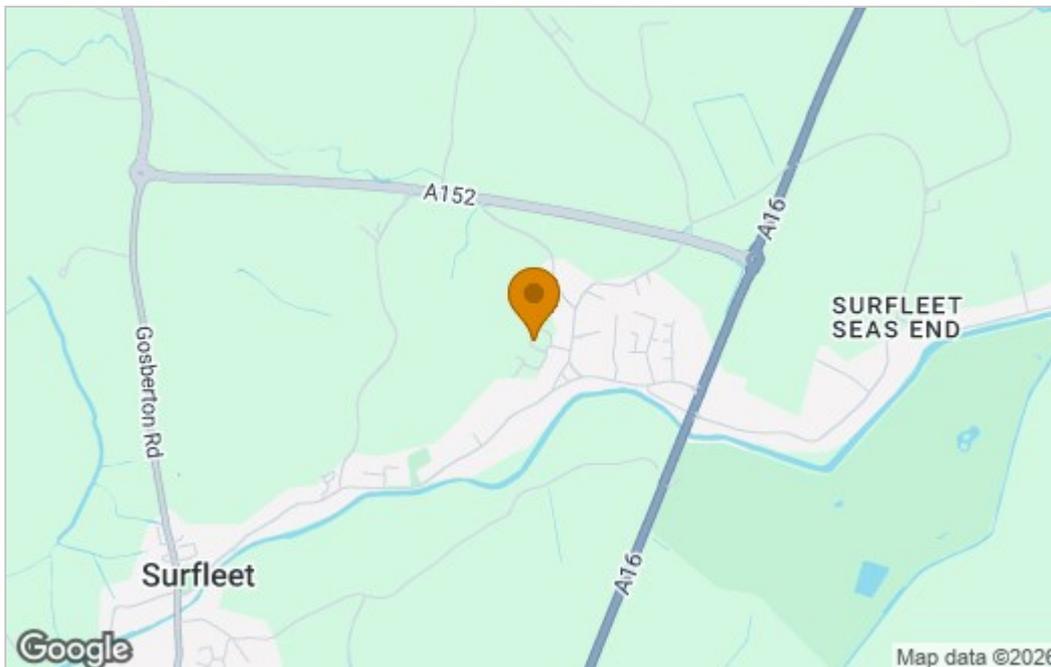
## Floor Plan



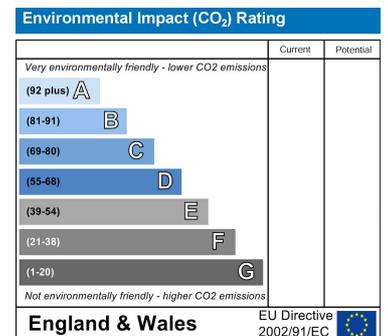
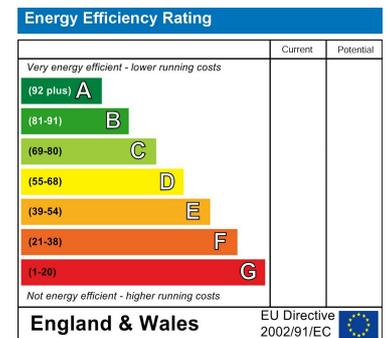
Total area: approx. 134.0 sq. metres (1441.9 sq. feet)

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

## Area Map



## Energy Efficiency Graph



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