



248 Broadgate, Sutton St. Edmund, PE12 0LT

£425,000

- Spacious 5 double bedroom detached home with just under 2,000 sq ft of internal living space plus double garage
- Versatile ground floor layout including lounge, dining room, playroom, conservatory, kitchen & utility
- Bedroom one with en-suite plus a family bathroom
- Generous rear garden backing onto open fields, offering privacy and stunning views
- Large gravel driveway & double garage providing ample off-road parking
- Eco-friendly features including solar panels with battery storage & air source heating (EPC Band C)

Spacious 5-Bedroom Detached Home in Semi-Rural Sutton St Edmund.

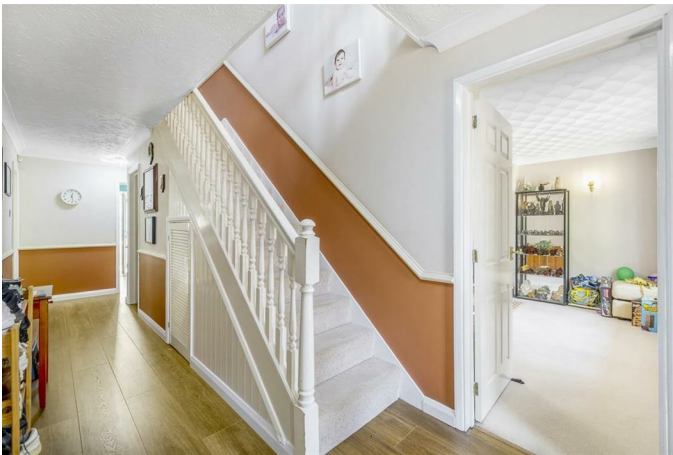
Nestled in the charming village of Sutton St Edmund, this impressive five-bedroom detached home offers just under 2,000 sq ft of versatile living area plus ample garage space, perfect for modern family life.

The ground floor features an inviting entrance hall with WC, a generous lounge, separate dining room, a versatile playroom, light-filled conservatory, kitchen, and practical utility room. Upstairs, you'll find five double bedrooms plus ensuite and family bathroom.

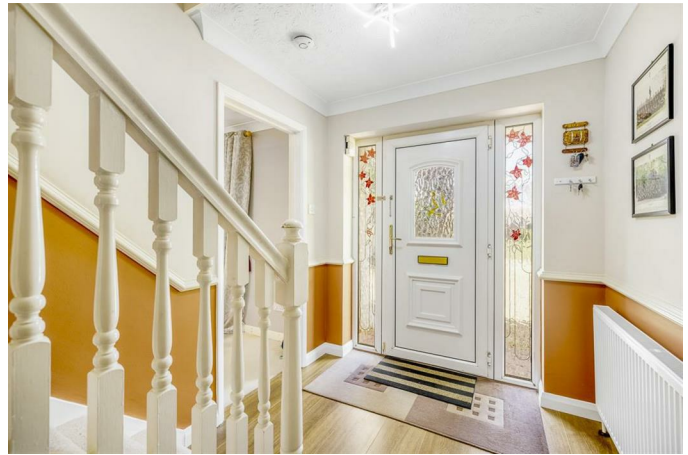
Outside, the home boasts a sweeping gravel driveway leading to a detached double garage, and a spacious rear garden backing onto open fields – ideal for enjoying the peaceful semi-rural surroundings.

With air source heating, solar panels with battery storage, and an EPC rating of Band C, this home offers comfort, efficiency, and countryside charm in equal measure.

Entrance Hall 22'9" x 6'9" (6.94m x 2.08m)



PVC double glazed entrance door to front with glazed side panels. Coving to ceiling. Laminate flooring. Radiator. Built in under stairs storage cupboard. Stairs to first floor landing.



Lounge 18'6" x 13'1" (5.65m x 4.00m)



PVC double glazed bay window to front. Coving to ceiling. Two radiators. Open fireplace. Double doors opening to play room.



Play Room 12'0" x 13'2" (3.67m x 4.03m)



PVC double glazed window to rear. Coving to ceiling. Radiator.

Dining Room 7'9" x 6'9" (2.38m x 2.08m)



PVC double glazed doors to rear. Coving to ceiling. Laminate flooring. Radiator.

Kitchen 11'1" x 12'4" (3.38m x 3.78m)



PVC double glazed window to rear. Coving to ceiling. Fitted with a matching range of base and eye level units with granite work surfaces and matching upstand. Tiled splash back. Four ring electric hob with stainless steel extractor over. Integrated eye level oven and grill. Integrated fridge/freezer. Integrated dishwasher. Radiator. Tiled flooring. Opening to utility room.



Utility Room 10'11" x 5'9" (3.35m x 1.77m)



PVC double glazed door to rear. Coving to ceiling. Tiled flooring. Fitted wall and base units with granite work surface and tiled splash back. Door opening to garage.

Cloakroom



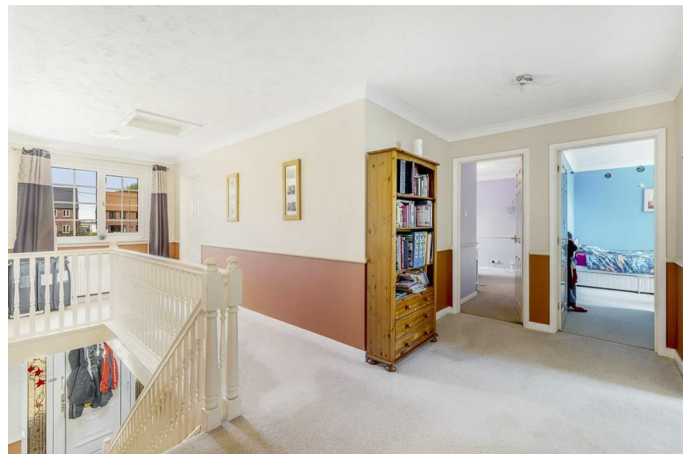
Fitted close coupled toilet. Wash basin with mixer tap set within vanity unit. Extractor fan. Radiator.

Conservatory 14'9" x 17'5" (4.50m x 5.32m)



Brick and PVC double glazed construction with polycarbonate roof. Tiled flooring. Two wall mounted electric radiators.

First Floor Landing 21'5" x 12'7" (6.54m x 3.86m)



PVC double glazed window to front. Coving to ceiling with loft access. Radiator. Airing cupboard housing hot water cylinder and slatted shelving.

Bedroom 1 14'7" x 13'1" (4.47m x 4.01m)



PVC double glazed window to rear. Coving to ceiling. Fitted three door full height sliding door wardrobes. Radiator.



En-suite 5'3" x 6'8" (1.61m x 2.05m)



PVC double glazed window to rear. Coving to ceiling. Laminate flooring. Concealed cistern toilet and wash

hand basin set in vanity unit with built in storage. Fitted shower cubicle with glass folding door. Fully tiled walls. Extractor fan. Radiator.

Bedroom 2 13'4" x 13'3" (4.07m x 4.06m)



PVC double glazed window to front. Coving to ceiling. Radiator.

Bedroom 3 14'3" x 7'4" (4.36m x 2.26m)



PVC double glazed window to front. Coving to ceiling. Built in wardrobes with overhead storage. Radiator.

Bedroom 4 17'10" x 9'4" (5.44m x 2.87m)



PVC double glazed window to front. Coving to ceiling. Radiator.

Bedroom 5 12'8" x 9'4" (3.88m x 2.87m)



PVC double glazed window to rear. Coving to ceiling. Radiator.

Bathroom 9'0" x 8'9" (2.76m x 2.69m)



PVC double glazed window to rear. Coving to ceiling. Extractor fan. Tiled flooring. Radiator. Fitted with a 5 piece suite comprising bath with mixer tap and telephone style shower attachment. Tiled shower cubicle. Close coupled toilet. Pedestal wash hand basin. Bidet.

Outside



The property sits on a generous plot with both front and rear gardens. The front of the property has a gravel driveway providing off road parking for multiple vehicles and leading to the double garage. Lawn area and mature hedge borders. Gated access to the rear. The rear garden is enclosed by mature hedging. Laid to lawn with patio seating area. Outside lighting. Power points. Cold water tap. Open fields to the rear.



Garage 19'8" x 18'2" (6.00m x 5.54m)

Twin up and over doors to the front. Power and light connected. Wall mounted electric consumer unit, meter and solar battery.

Property Postcode

For location purposes the postcode of this property is: PE12 0LT

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: No

Property construction: Brick built

Electricity supply: 3 phase

Solar Panels: 24 Panels 10KW, owned, 6 KW battery, eboost for hot water.

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Septic tank

Heating: Air source heat pump

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited 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 Variable over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - low. 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: C78

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.

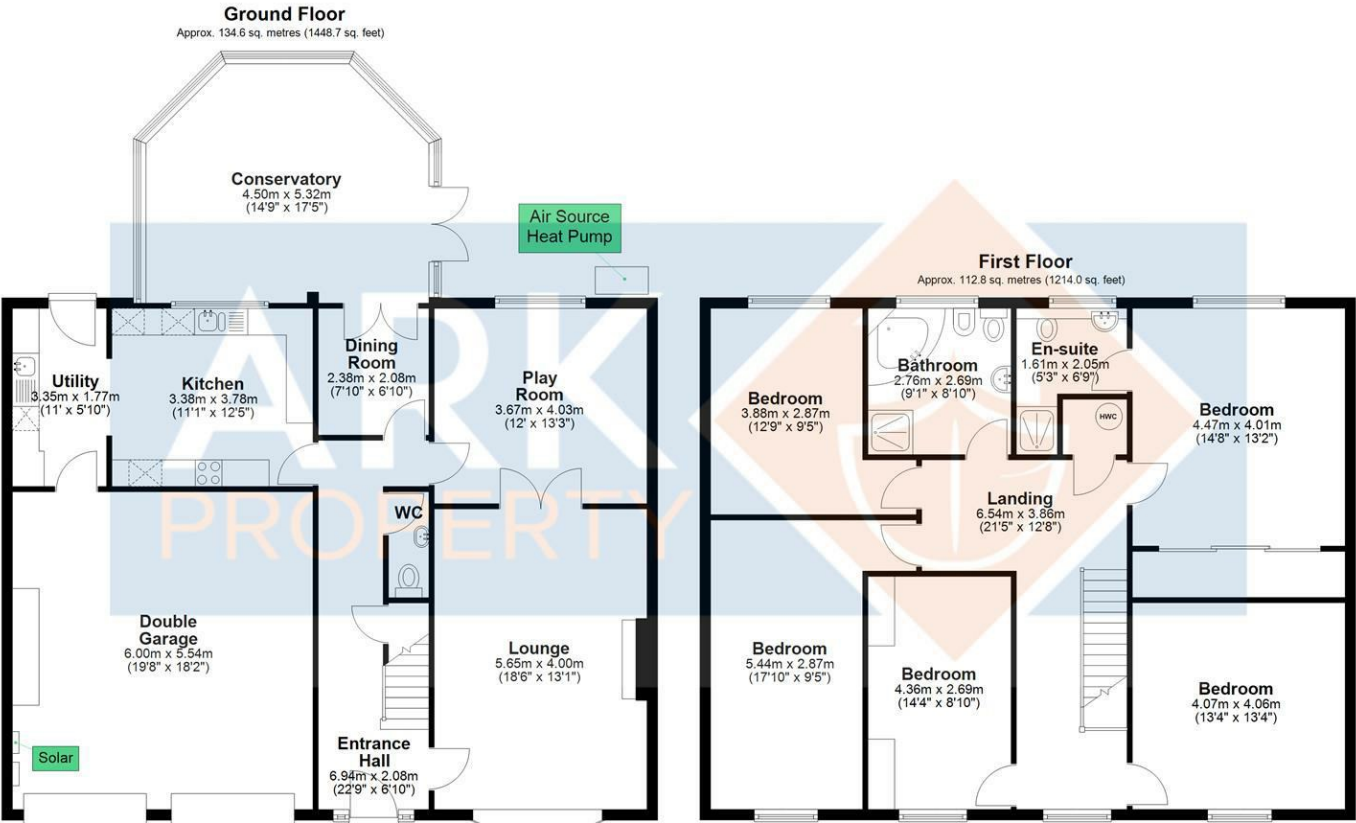
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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



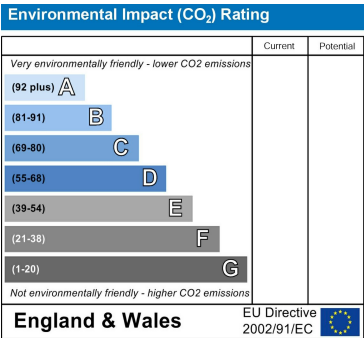
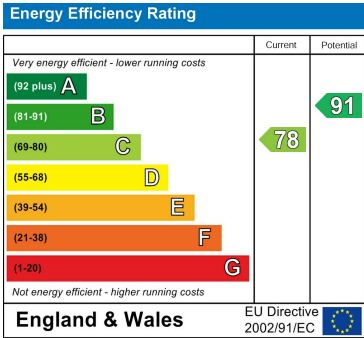
Total area: approx. 247.4 sq. metres (2662.7 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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