



135 Clough Road, Gosberton Risegate, PE11 4QD

£425,000

This spacious three/four bedroom detached bungalow is presented to a high standard throughout.

Located in the rural hamlet village of Gosberton Risegate the property is on a generous sized plot with field views, mature front and rear gardens and ample off road parking. Accessed via a five bar gate is a double garage with electric up and over door. Internally there is an entrance porch, hallway, living room, conservatory, dining room, kitchen/breakfast and utility room. Three bedrooms with the master bedroom having an en-suite and there is a four piece family bathroom. There are also the added benefits of outside power points front and rear as well as outside taps front and rear.

Entrance Porch

Composite and Upvc door with glazed side panels to front aspect.

Entrance Hallway



Wood effect flooring. Loft access. Dado rail. Coving to textured ceiling and a radiator.

Living Room 19'7" x 12'9" (5.99m x 3.91m)



The focal point of this room is the fire place with mantle over and inset electric fire. Upvc window to side aspect. Upvc sliding doors opening to conservatory. coving to textured ceiling and there are two radiators.



Conservatory 11'1" x 9'4" (3.38m x 2.87m)



Double glazed construction with glazed roof and tiled flooring, Upvc windows and Upvc doors leading out to the rear garden. This is the ideal room to relax in and enjoy the views.

Dining Room 10'11" x 8'3" (3.33m x 2.54m)



Upvc window to rear aspect. Radiator. This room could also be used as a bedroom.

Kitchen Breakfast 13'5" x 12'9" (4.09m x 3.89m)



Upvc window to front aspect. Base and wall units with complimentary work tops. Integrated oven and hob with extractor hood over. Metro tiling splashback. Ceramic sink with quarter bowl and drainer. Integrated dishwasher and fridge freezer. There is also a water softener. Radiator.



Utility Room 9'6" x 6'9" (2.92m x 2.08m)



Double glazed door to side aspect. Base and wall units with work surface over. Metro tiled splashback. Space for washing machine and tumble dryer. Tiled flooring. Sink with drainer. Radiator. Oil fired boiler. Storage cupboard housing hot water cylinder.

Bedroom One 16'5 x 10'7 (5.00m x 3.23m)



Upvc window to front aspect. Door to en-suite shower room. Radiator.

En-Suite Shower Room 9'3" x 6' (2.82m x 1.83m)



Upvc window to side aspect. Walk in double shower cubicle with sliding door. Low level WC, wash hand basin with vanity unit under, shaver light, radiator, tiled flooring and tiling to all walls.

Bedroom Two 12'8 x 9'1 (3.86m x 2.77m)



Upvc window to rear aspect. Radiator.

Bedroom Three 10'11" x 8'4" (3.33m x 2.54m)



Upvc window to rear aspect. Radiator.

Bathroom 10'8" x 7'2" (3.25m x 2.18m)

There is a four piece suite consisting of, a corner bath, separate walk in double shower, low level WC, pedestal wash hand basin, shaver point and light, tiled flooring and tiling to all walls, radiator and Upvc window to front aspect.

Garage 17'7" x 17'4" (5.36m x 5.28m)

The garage has an electric up and over door, light and power and courtesy door. It is also fitted with a range of base and wall mounted units with complimentary work tops over.

Front Garden

A sweeping gravel driveway providing off road parking for a number of vehicles leads up to the bungalow. To the side is a five bar gate which carries on the driveway up to the garage. To the front there is a well kept lawn with flower bed borders along with mature trees and shrubs enclosed by a picket fence. There is also an outside power point and tap.

**Rear Garden**

There is a patio area which leads to the lawn with flower bed borders and a range of mature trees and shrubs. A further patio area has a decorative pergola and is the ideal place to entertain and enjoy the field views. Behind the garage there are a range of raised vegetable patches and a green house so you can grow your own. Also tucked behind the garage is a 1,000 litre IBC water container. There is also an outside power point and tap.

Property Postcode

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

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: D

HEATING: Oil

PLEASE NOTE:

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

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

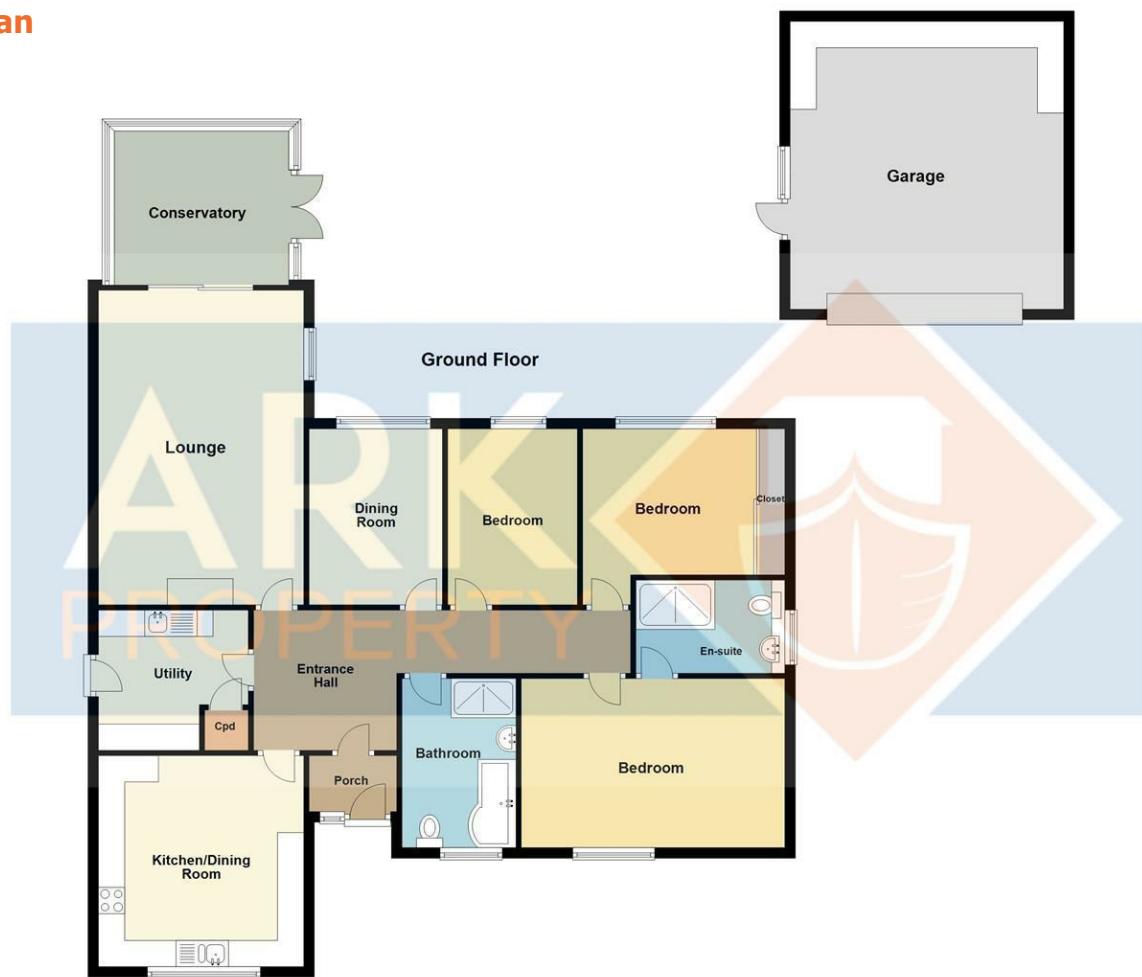
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Floor Plan

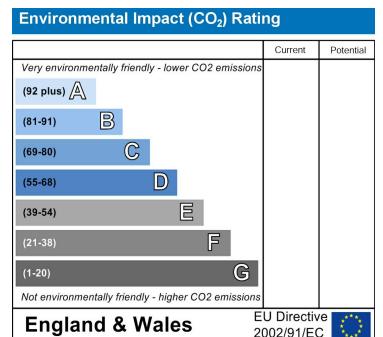
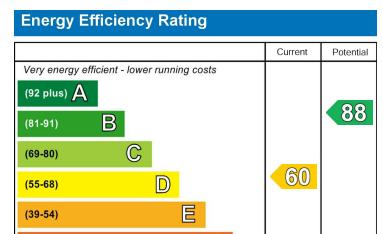


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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