



34 Park Avenue, Sutterton, PE20 2JN

Guide Price £165,000

- Semi detached bungalow
- Overlooking green to front
- Well presented throughout
- Low maintenance garden
- Village location
- Garage
- Corner Plot
- Shower room

GUIDE PRICE £165,000 - £170,000 - Nestled in a quaint village and perfectly positioned on a generous corner plot overlooking the green, this beautifully presented bungalow offers both comfort and character. From the moment you step inside, you're welcomed by a warm and inviting atmosphere, with neutral décor and well-proportioned rooms that make the space feel both airy and homely.

Ideal for those looking to downsize without compromising on quality or location, this lovely bungalow truly ticks all the boxes. Don't miss the chance to make this delightful property your next home.

Book your viewing today and experience the charm for yourself!

Entrance Porch

UPVC window to front with glazed side panels. Carpeted.

Entrance Hall 3'10" x 11'9" (1.17m x 3.60m)

UPVC door to front. Laminate flooring. Radiator.

Lounge 13'10" x 11'11" (4.24m x 3.64m)

UPVC window to front and rear. Radiator. Carpeted.

Kitchen 9'8" x 6'7" (2.97m x 2.02m)

UPVC window to rear. UPVC door to rear. Matching range of base and eye level units with work surfaces over. Built in electric hob and oven with extractor over. Stainless steel sink drainer with mixer tap over. Space for slim line dishwasher. Space and plumbing for washing machine. Airing cupboard. Pantry. Laminate flooring.

Utility Room 6'3" x 8'8" (1.93m x 2.65m)

UPVC window to rear. Worktops with space for fridge and freezer beneath. Space for tumble dryer.

Rear Lobby

Boiler cupboard. Carpeted.

Bedroom 1 9'7" x 12'9" (2.94m x 3.89m)

UPVC window to front. Built in storage cupboard. Radiator. Carpeted.

Bedroom 2 9'6" x 8'7" (2.91m x 2.62m)

UPVC window to rear. Radiator. Carpeted.

Shower Room 6'1" x 5'5" (1.87m x 1.67m)

Two UPVC windows to side. Large walk in double shower with shower head. Extractor fan. Wash hand basin. Toilet. Part tiled walls. Radiator. Laminate flooring.

Outside

Front: Block paved driveway. Access to rear garden.

Rear: Enclosed by timber fencing. Patio area. Gravel area. Pathway leading round to lawn area. Large timber shed.

Garage

Up and over vehicular door. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE20 2JN

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: A

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Oil 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 but None over 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 - 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 local District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: E41

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

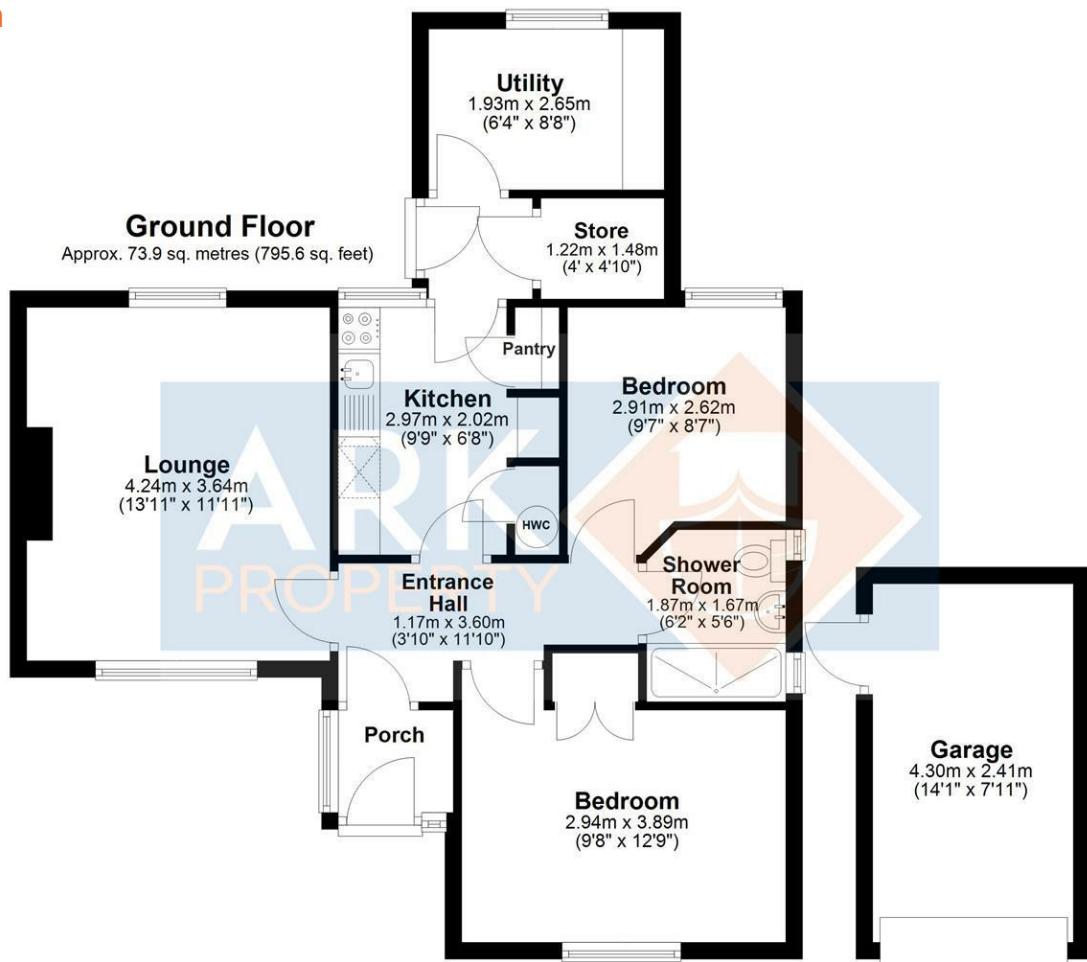
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

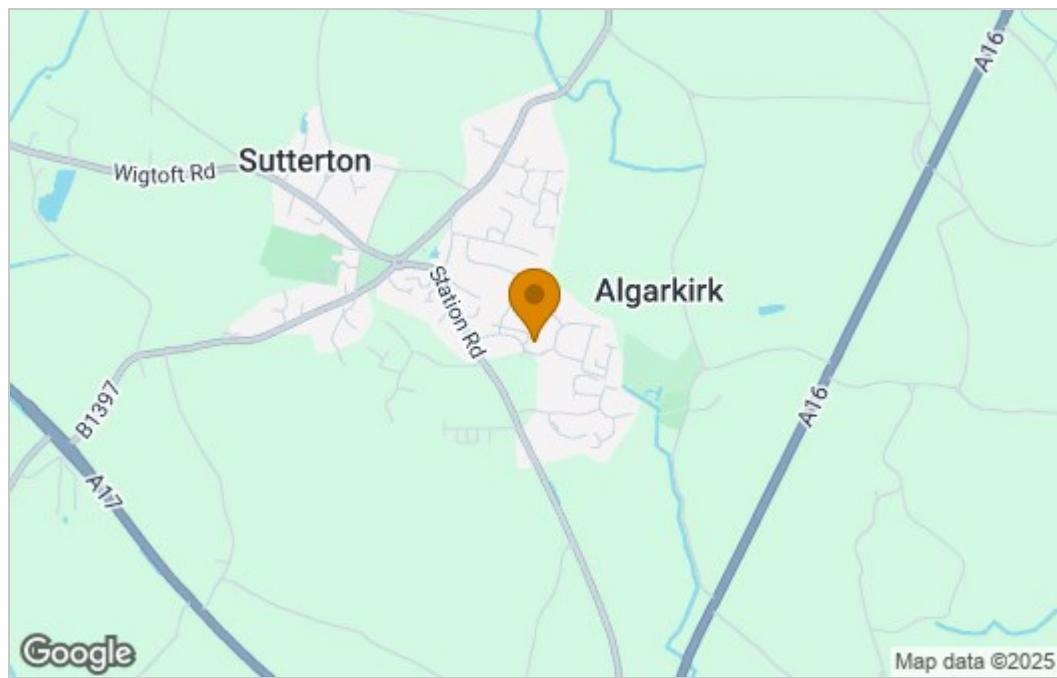
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Floor Plan



Total area: approx. 73.9 sq. metres (795.6 sq. feet)

Area Map



Energy Efficiency Graph

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		38
(1-20) G	72	
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

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