



6 Wimberley Close, Weston, PE12 6WA

£400,000

- Stunning property with real kerb appeal
- Private driveway leading to double garage
- Overlooking green to front
- Well established rear garden
- Lovely flowing layout
- Kitchen with island
- Popular village setting
- 5 bedrooms
- Impressive hallway and galleried landing
- Being sold with no chain

The Executive Family Home That Ticks Every Box
Stunning – tick.... Spacious – tick... Nice outlook – tick.... Well presented – tick..... Double garage – tick.

Welcome to Wimberley Close, a home that truly delivers on every front. From the moment you arrive, this property has that unmistakable wow factor — and it only gets better as you step inside. The generous layout offers bright, airy rooms and a fantastic flow throughout, perfect for modern family living. The current vendors have done a fantastic job modernising the home, creating a stylish, sociable kitchen and five great-sized bedrooms — ideal for a growing family who need both space and flexibility.

Looking for a home that really does tick all the boxes and with no chain!

Come and see for yourself — book your viewing today!

Entrance Hall 14'3" (max) x 13'11" (across)
(4.36m (max) x 4.26m (across))



UPVC door to front with glazed side panels.
Radiator. Carpeted. Stairs to first floor landing.

Lounge 25'0" (into bay) x 12'11" (7.63m
(into bay) x 3.95m)



UPVC bay window to front. Patio doors to rear.
Carpeted. Radiator. Feature fireplace with surround and marble hearth.

Dining Room 11'8" x 14'7" (3.58m x 4.47m)



UPVC window to front. Radiator. Carpeted.

Cloakroom 3'1" x 8'0" (0.96m x 2.45m)



UPVC window to side. Toilet. Wash hand basin with tiled splashback. Radiator. Carpeted.

Kitchen Breakfast Room 12'11" x 11'8"
(3.95m x 3.58m)



UPVC window to rear. Matching base and eye level units with work surfaces over. Composite sink unit with drainer and mixer tap. Tiled splash backs. Integrated dishwasher. Electric hob with extractor hood over. Integrated fridge/freezer. Built in wine rack. Built in eye level electric oven and grill. Radiator. Island unit with storage.

Snug 8'0" x 10'4" (2.44m x 3.16m)



UPVC window to rear. Radiator. Carpeted.

Utility Room 5'8" x 8'0" (1.75m x 2.44m)



UPVC door to side. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splash backs. Space and plumbing for washing machine. Space for tumble dryer. Boiler. Radiator. Extractor fan.

Galleried First Floor Landing 14'4" x 14'3" (4.39m x 4.36m)



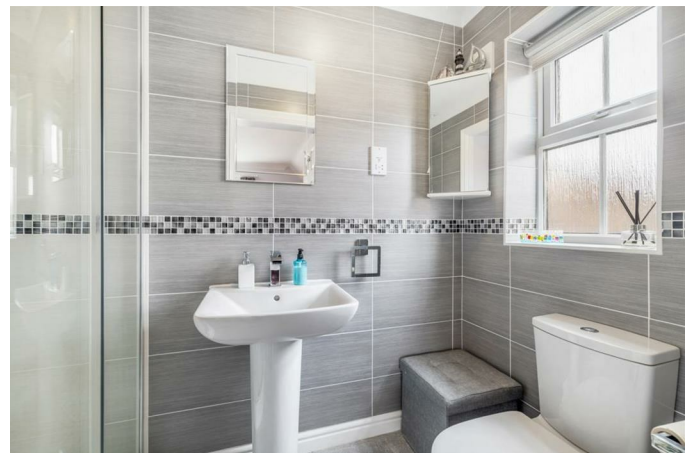
UPVC window to front. Radiator. Airing cupboard. Loft access. Carpeted.

Bedroom 1 11'8" x 14'7" (3.58m x 4.46m)



UPVC window. Radiator. Carpeted. Three built in double wardrobes with hanging rail and shelving.

En-suite 3'9" x 8'0" (1.15m x 2.46m)



UPVC window to side. Corner shower cubicle with shower over. Toilet. Wash hand basin with tiled splash back. Fully tiled walls. Extractor fan. Shaver point. Carpeted. Heated towel rail.

Bedroom 2 11'11" x 10'11" (3.64m x 3.34m)



UPVC window to rear. Radiator. Carpeted. Two double wardrobes.

Bedroom 3 10'6" x 12'11" (3.22m x 3.94m)



UPVC window to front. Radiator. Carpeted.

Bedroom 4 9'11" x 11'9" (3.04m x 3.59m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 5 8'1" x 10'4" (2.47m x 3.17m)



UPVC window to rear. Radiator. Carpeted.

Bathroom 8'6" x 7'9" (2.60m x 2.38m)



UPVC window to side. Corner bath with mixer tap over. Corner shower cubicle with shower over. Toilet and wash hand basin set within vanity unit. Partially tiled walls. Extractor fan. Shaver point. Carpeted. Heated towel rail.

Outside



Front: Block paved driveway leading to double garage.
Rear: Enclosed by timber fencing and hedging. Established trees and bushes. Lawn area. Patio area. Outside tap.

Double Garage 19'1" x 18'9" (5.84m x 5.73m)

Twin up and over doors. Power and light connected. Electrical vehicle charging point.

Property Postcode

For location purposes the postcode of this property is: PE12 6WA

Additional Information

PLEASE NOTE:

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

Probate has been applied for and has been approved

Verified Material Information

Tenure: Freehold

Council tax band: E

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

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 Limited over Voice and Data. Three is None over Voice and Data. O2 is None over Voice and Data. Vodafone is None 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 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: C74

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

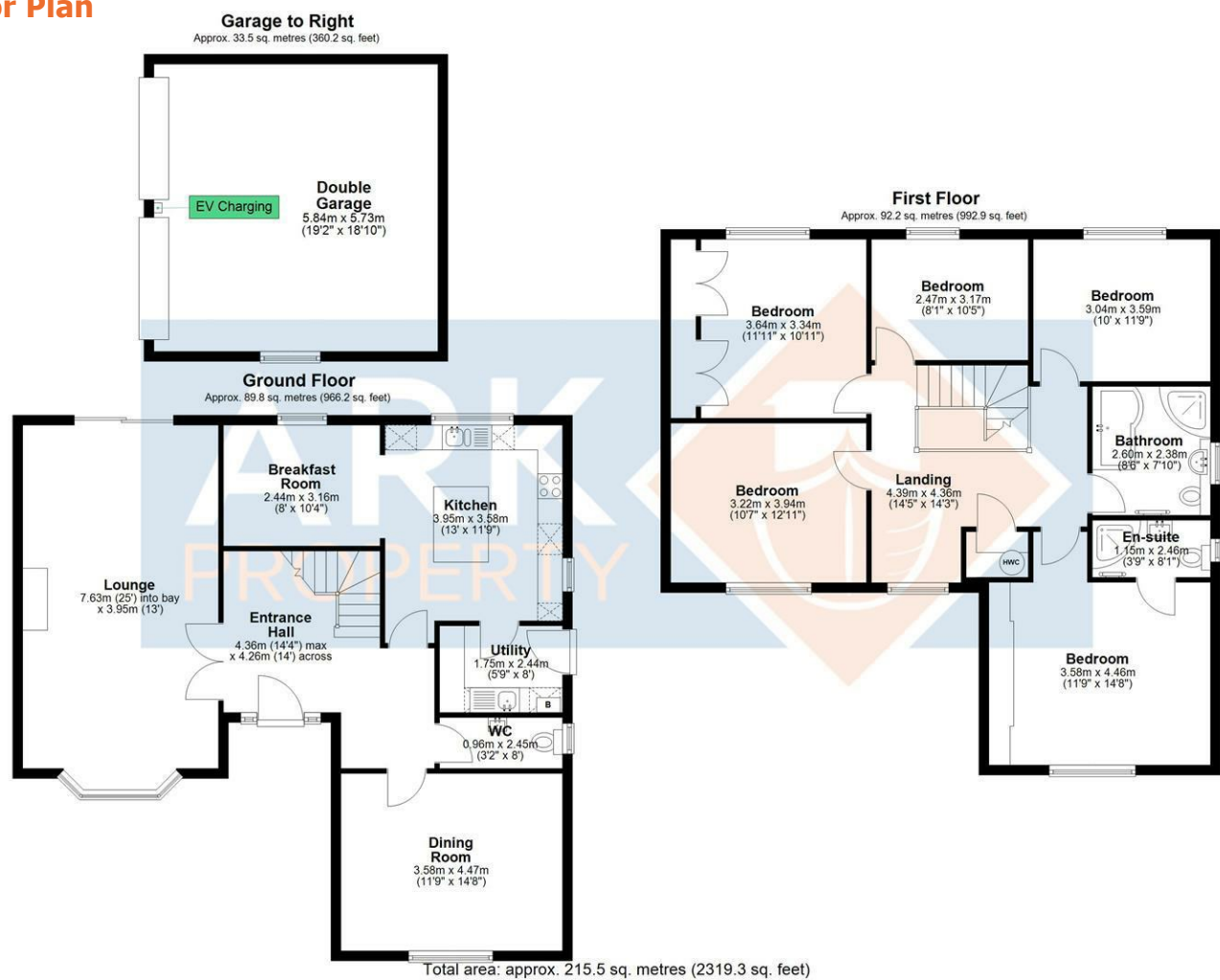
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

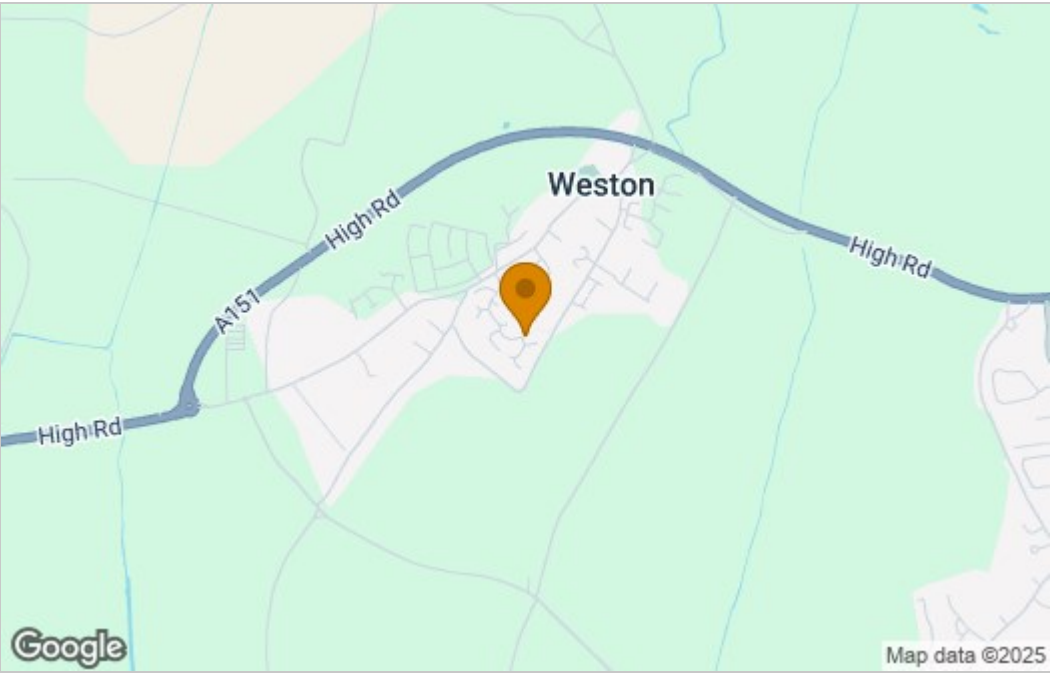
Disclaimer

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.

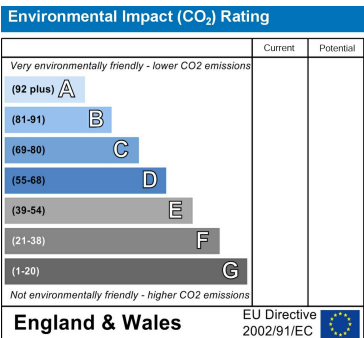
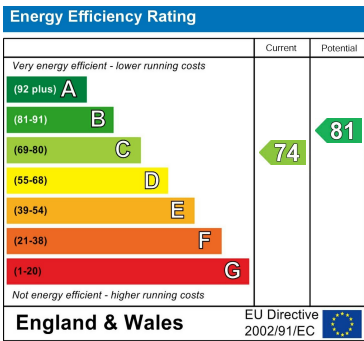
Floor Plan



Area Map



Energy Efficiency Graph



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