



## **1 Orchard Close, Crowland, PE6 0FN**

**Guide Price £350,000**

- Modern detached chalet set on a private drive shared with only two other homes
- Flexible and spacious layout with open-plan kitchen/living area and versatile ground floor accommodation
- Three double bedrooms, including one on the ground floor and two large doubles upstairs
- Stylish wet room downstairs and a contemporary four-piece bathroom upstairs
- Landscaped rear garden ideal for entertaining, plus double garage and two off-road parking spaces
- Located in a sought after area, offering peace, privacy, and excellent amenities nearby



### Modern Detached Chalet in Crowland.

Tucked away down a private driveway serving just three homes, this impressive detached modern chalet offers versatile living in a peaceful setting. The flexible layout includes an open-plan kitchen/living area, ideal for contemporary living, along with a ground floor bedroom, wet room, utility room, and welcoming entrance hall. Upstairs, you'll find two generous double bedrooms and a stylish four-piece bathroom.

Outside, the property boasts a beautifully landscaped garden perfect for outdoor entertaining, a double garage, and two additional off-road parking spaces. A rare opportunity to enjoy modern comfort and seclusion in the sought-after village of Crowland.

### Entrance Hall 9'6" x 12'1" (2.92 x 3.70)



Composite glazed entrance door, PVC double glazed window to front, LVT flooring, stairs to first floor landing, radiator. Doors to bedroom three, wetroom utility room and kitchen living room.



### Utility Room 7'10" x 4'6" (2.40 x 1.39)



PVC double glazed door to side, LVT flooring, wall mounted mains gas central heating boiler, fitted base and wall units with worktop space and matching splashbacks, space and plumbing for washing machine.

**Kitchen Living Room 30'1" x 20'6" (9.18m x 6.27m)**

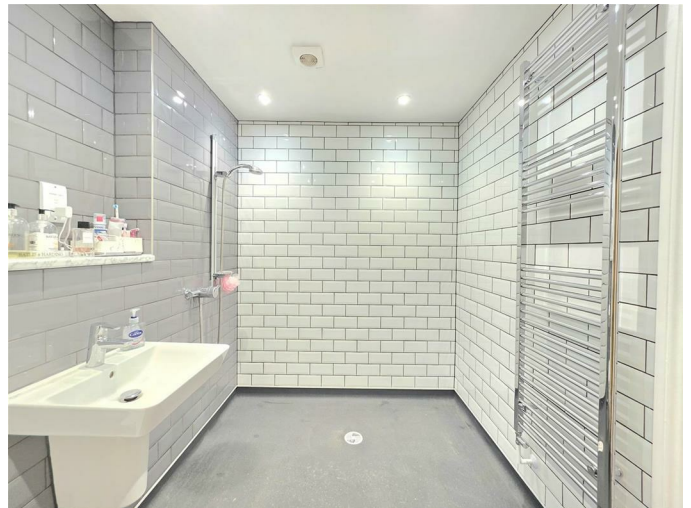
PVC double glazed windows to front and rear, French doors with glazed side panels to side opening to garden, LVT flooring, two radiators, feature media wall. Fitted base and eye level units with worktop space and breakfast peninsula. 1 1/2 bowl composite sink and drainer with mixer tap over, induction hob with ceiling mounted extractor hood, integrated dishwasher, integrated fridge and freezer, integrated oven and grill.

**Bedroom Three 10'7" x 11'6" (3.24 x 3.52)**

PVC double glazed window to front, LVT flooring. Sliding door opening to wet room.

**Wet Room 6'3" x 8'3" (1.91 x 2.53)**

PVC double glazed window to side, wet room floor, metro tiled walls, extractor fan, fitted chrome thermostatic shower, wall mounted wash hand basin with chrome mixer tap over, concealed cistern toilet with push button flush.





**Landing 7'2" x 3'4" (2.19 x 1.04 )**



Doors to bedrooms and bathroom, radiator, built in airing cupboard.

**Bedroom 14'7" x 17'10" (4.47 x 5.45)**



PVC double glazed window to side, eaves storage, radiator. Built in wardrobes with built in shelving.



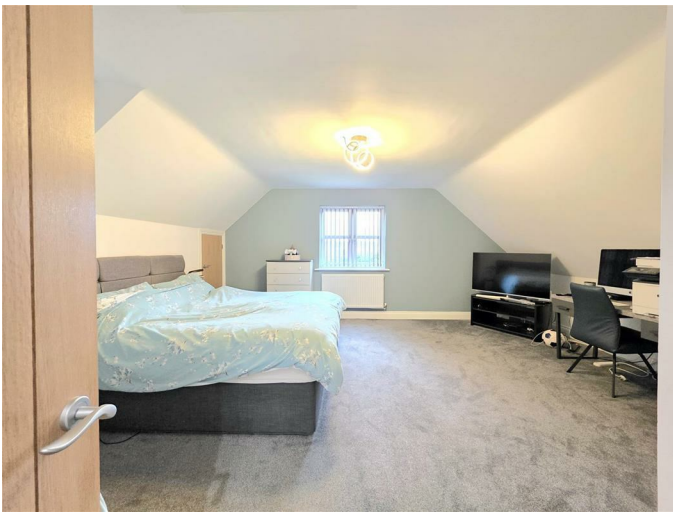
**Bathroom 10'2" x 5'6" (3.12 x 1.70)**



Velux style window to rear, vinyl flooring, extractor fan, shaver point. Fitted with a four piece suite comprising panel bath with chrome mixer tap over, wall mounted wash hand basin with chrome mixer tap over, concealed cistern toilet with push button flush and walk in shower enclosure.



**Bedroom 13'7" x 17'11" (4.15 x 5.47)**



PVC double glazed window to side, eaves storage, radiator. Built in wardrobes with built in shelving.



## Outside



The property can be found on a private cul-de-sac of three properties giving a feel of exclusivity. There is off road parking for two vehicles and a detached double garage with electric up and over door. Gated access leads to the rear garden which has been well landscaped with include a well maintained lawn and patio seating area. There are well stocked raised beds, outside lighting and power, all enclosed by brick wall and timber fence.





## Double Garage



Electric up and over door to front, door to side.  
Power and light connected.







### Property Postcode

For location purposes the postcode of this property is: PE6 0FN

### 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: C

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 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 Variable 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 - 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: Wet room

Coalfield or mining area: No

Energy Performance rating: B86

### 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.

### Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### Disclaimer

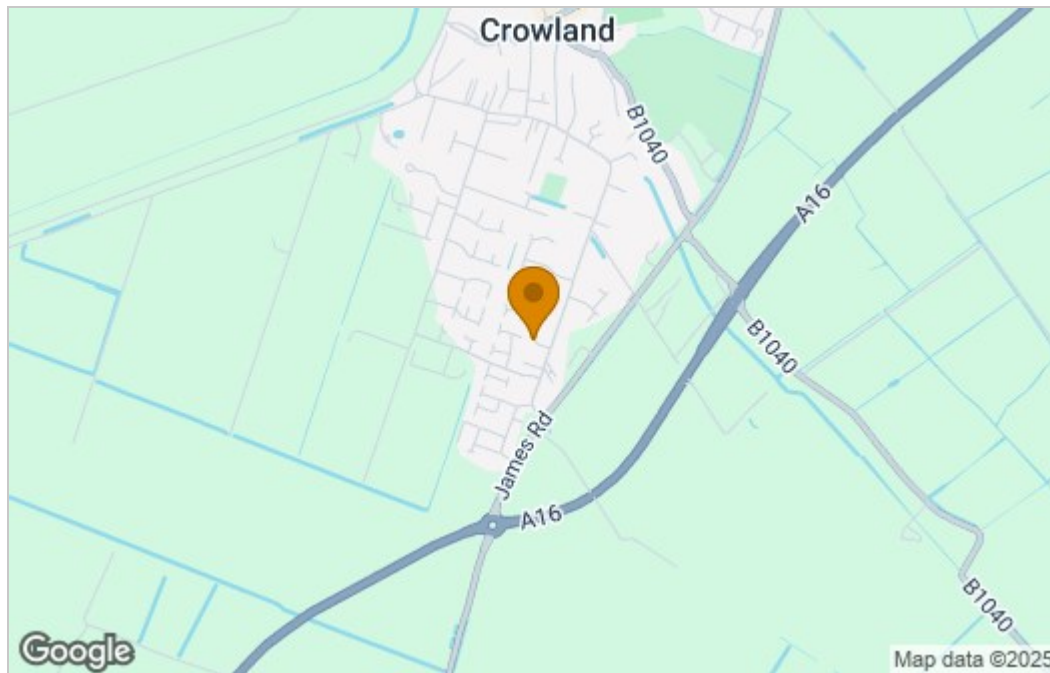
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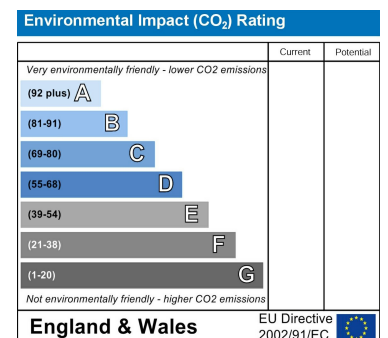
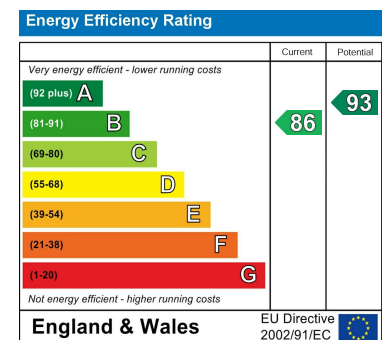
## Floor Plan



## Area Map



## Energy Efficiency Graph



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