

6 Emerald Road, Surfleet, PE11 4GA

£325,000

PLOT 58 *** The Goldfinch is a four bedroom detached property with detached single garage. Situated on a brand new development in the sought after village of Surfleet nestled on the bank of the River Glen. The village offers a golf course, Bistro Pub and primary school, with easy access to the market town of Spalding approx 4.5 miles away offering a full range of shopping and leisure facilities along with bus and railway stations. Peterborough is a further 18 miles away offering a fast train link with London's Kings Cross.

The Goldfinch comprises of entrance hallway, lounge, kitchen- diner, study and cloakroom. The first floor offers the principle bedroom with en-suite, three further bedrooms and family bathroom. With detached single garage and fully enclosed rear gardens.

Entrance Hallway

Composite Glazed Doors. Intruder Alarm. White Emulsion to Ceilings and Walls. White Satin Skirting and doors (Satin). Chrome Door handles. Stairs to first Floor.

Lounge 10'0" x 14'9" (3.07m x 4.52m)

Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors (Satin). Chrome Door handles. Electric points. Media Point.

Study 8'9" x 8'3" (2.67m x 2.54m)

Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors (Satin). Chrome Door handles. Electric points.

Kitchen Diner 26'0" x 9'4" (7.93m x 2.86m)

Fully Fitted Kitchen Units with Integrated Dishwasher, Fridge Freezer, Oven, Hob & Extractor. Upstands and Splashbacks. Stainless Steel One & half bowl sink with mixer tap. LVT Flooring to Kitchen area

Utility Room 5'4" x 6'2" (1.63m x 1.88m)



Door to rear access. LVT flooring. Worktop with upstand with base unit under. Wall unit

En-Suite 5'10" x 7'10" (1.8m x 2.4m)



Fitted White Sanitaryware with Shower. Extractor Fan. Heated Towel Rail. LVT Flooring.

Landing



Loft Hatch

Principle Bedroom 12'2" x 12'5" (3.73m x 3.81m)



Door to rear access. LVT flooring. Worktop with upstand with base unit under. Wall unit

BedroomTwo 10'0" x 12'5" (3.07m x 3.81m)



Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points. Television Point.

Bedroom Three 8'9" x 11'8" (2.69m x 3.58m)



Double Glazed Windows. White Emulsion to Ceilings

and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points. Television Point.

Bedroom Four 8'10" (max) m x 11'8" (2.71 (max) m x 3.58m)



Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points. Television Point.

Bathroom 7'8" x 6'9" (2.35m x 2.06m)



Fitted White Sanitaryware. Extractor Fan. Shaver Point. Chrome Heated Towel Rail. Tiling around bath. LVT Flooring.

Garden



Turf to Front garden. Rotavated rear garden. Patio Area. External Lighting to front and rear

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.

Property Information

Programmable Gas Central Heating
Mains wired smoke alarm in hallway & landing
Mains fed CO2 alarm
Fibre Broadband
LABC 10 Year Warranty

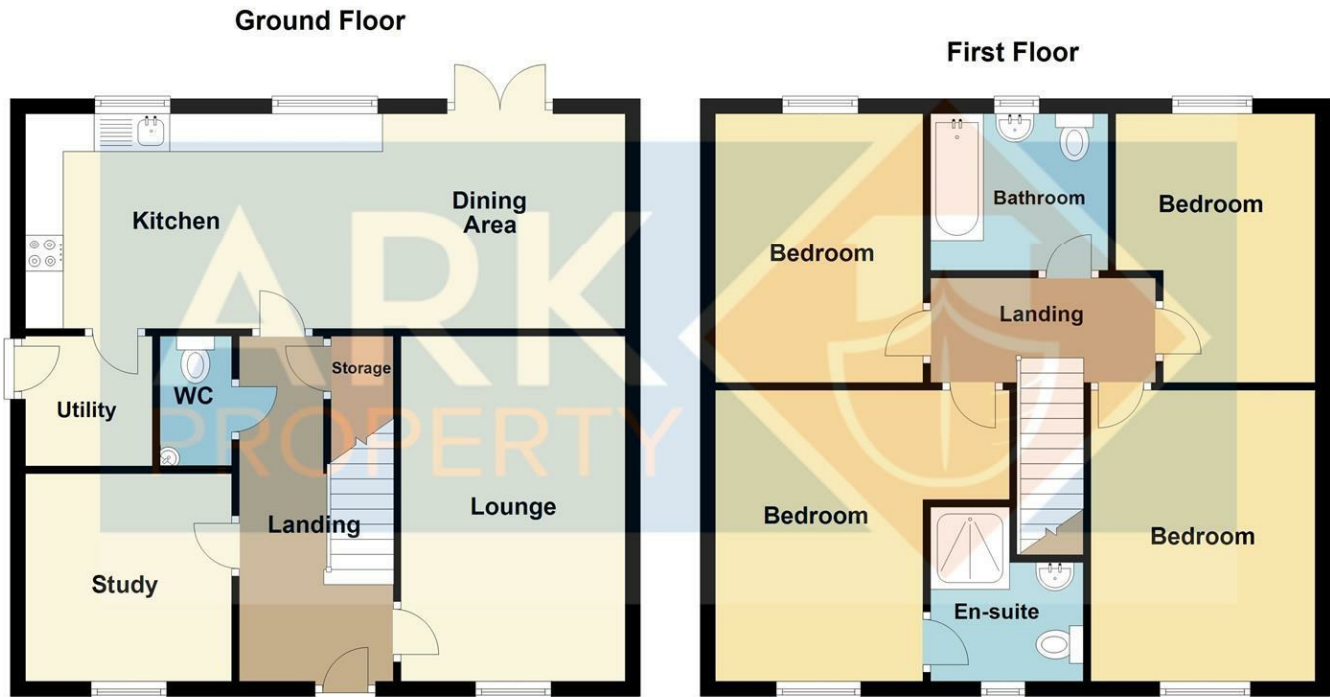
PLEASE NOTE: There will be a management charge payable on each plot per annum. Approx £250pa
Freehold with vacant possession on completion.

Glenfields Offer Procedure

There is a £1000 Reservation fee which goes towards the final purchase.

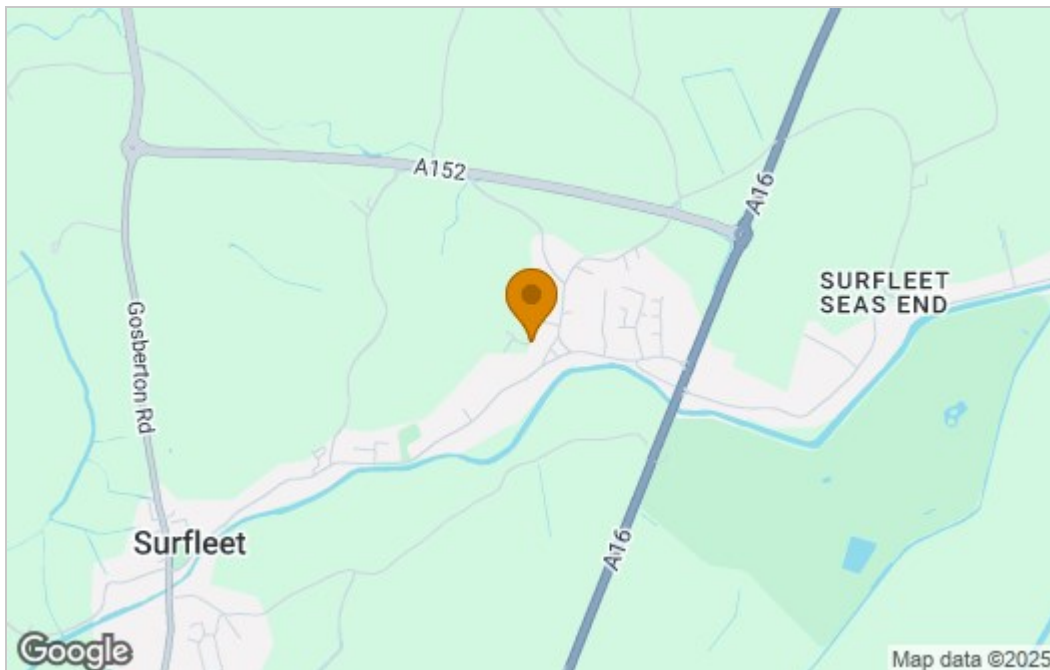
Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy. If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Floor Plan



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

These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

