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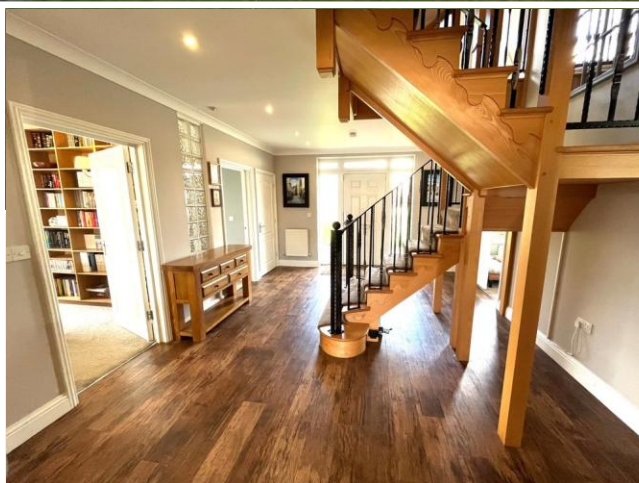
'Saffron House', 4 Calderdale Drive, Spalding PE11 1QE

Guide Price £575,000 Freehold

- 6 Bedrooms, 4 Reception Rooms
- 2 En-Suites, Bathroom and Shower Room
- Superbly Presented Throughout
- Double Garage, Ample Parking
- Established Gardens

Sensible offers are considered for this stunning modern detached house in private convenient town location. The property boasts well appointed spacious accommodation arranged over three floors including 6 bedrooms, 2 en-suites, bathroom and shower room, 4 reception rooms, breakfast kitchen, garden room, utility room and cloakroom. Double garage. Enclosed established gardens. Inspection highly recommended. Available with no onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



ACCOMMODATION

Pillared storm porch and front entrance door leading into:

SPACIOUS RECEPTION HALL

12' 5" x 17' 1" (3.40m x 5.23m) Attractive timber and wrought iron staircase off, 2 radiators, coved cornice, recessed low voltage ceiling lights, oak cupboard with courtesy light and coat hooks, wood grain flooring, doors arranged off to:

FITTED STUDY

11' 1" x 7' 1" (3.40m x 2.17m) plus door recess. Range of bespoke fitted study furniture including desk, drawers, cabinets, shelving and display cabinet, 2 windows to the front elevation, radiator, coved cornice.

SITTING ROOM

19' 11" x 12' 11" (6.09m x 3.94m) Co-ordinated décor, coal effect gas fire and point with natural stone surround and raised hearth, 3 radiators, 2 wall lights, coved cornice, dual aspect with window to the side and rear elevations.



FAMILY ROOM

13' 0" x 10' 7" (3.97m x 3.24m) Coved cornice, 2 windows to the front elevation, 2 radiators.

From the Reception Hall double doors open into:

DINING ROOM

12' 4" x 9' 10" (3.77m x 3.02m) Coved cornice, ceiling light, 2 radiators, square arch opening into:

GARDEN ROOM

12' 5" x 11' 4" (3.80m x 3.47m) Ceiling light, UPVC French doors to the rear elevation, range of UPVC windows with upper opening lights, radiator.

From the Dining Room direct access into:

FITTED BREAKFAST KITCHEN

16' 4" x 13' 0" (4.98m x 3.97m) Extensive range of fitted units comprising base cupboards and drawers beneath the roll edged worktops with inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap, intermediate wall tiling, matching eye level wall cupboards, Bosch electric double oven, central island with fitted halogen hob (with gas supply if required), multi speed Whirlpool illuminated cooker hood above, integrated drawers and cupboards. Integrated dishwasher, tiled floor, range of low voltage ceiling lights, TV point, radiator, coved cornice, 2 windows to the rear elevation.



UTILITY ROOM

9' 5" x 6' 2" (2.88m x 1.88m) Window to the front elevation, roll edged worktop, inset single drainer stainless steel sink unit with mixer tap, cupboard beneath, plumbing and space for washing machine, cupboard housing the Glow Worm gas fired central heating boiler, space for tumble dryer, tiled floor, radiator, extractor fan, loft hatch, coved cornice, half glazed UPVC external entrance door, fitted pantry cupboard.



CLOAKROOM

Two piece suite comprising low level WC with push button flush, corner hand basin with mono block mixer tap, tiled floor, coved cornice, radiator, obscure glazed window.

AGENTS NOTE

Due to the versatility and flexibility of the accommodation reception rooms can be switched around depending on circumstances with the family room suitable as a play room or second study meeting the demands of the individual buyer.



From the Reception Hall the elegant staircase rises to:

FIRST FLOOR LANDING

19' 6" x 12' 5" (5.95m x 3.81m) 2 radiators, window to the front elevation, coved cornice, recessed ceiling lights, built-in illuminated linen cupboard with shelving, large built-in Airing Cupboard housing the hot water cylinder with shelving and doors arranged off to:

MASTER SUITE

Incorporating:-

MASTER BEDROOM

13' 4" x 13' 6" (4.08m x 4.12m) 2 radiators, coved cornice, 2 windows to the rear elevation, arch to:

DRESSING ROOM

7' 10" x 6' 7" (2.40m x 2.01m) Obscure glazed window, coved cornice, radiator, wardrobe unit with sliding mirror doors and access into:

LUXURY EN-SUITE BATHROOM

10' 0" x 7' 5" (3.07m x 2.27m) Double sized shower cabinet with fitted shower, Jacuzzi bath





with wall mounted mixer tap, low level WC with concealed cistern and push button flush, hand basin with mixer tap, storage units beneath, fully tiled walls, tiled floor, coved cornice, ceiling lights, recessed shelving, vertical radiator/towel rail, obscure glazed window.

BEDROOM 2

12' 11" x 10' 2" (3.96m x 3.10m) 2 windows to the front elevation, coved cornice, 2 radiators, bedside cabinets, fitted wardrobe, overhead storage cabinets.

EN-SUITE SHOWER ROOM

9' 8" x 3' 3" (2.97m x 1.00m) Three piece suite comprising tiled shower cubicle, pedestal wash hand basin with mixer tap, low level WC, half tiled walls, tiled floor, extractor fan, shaver point, coved cornice, recessed ceiling lights, obscure glazed window.



BEDROOM 3

11' 7" x 9' 6" (3.54m x 2.91m) Window to the rear elevation, radiator, coved cornice, ceiling light, range of fitted furniture comprising wardrobes, overhead storage and bedside cabinet.

BEDROOM 4

13' 6" x 7' 11" (4.12m x 2.43m) 2 windows to the front elevation, 2 radiators, coved cornice.

FAMILY BATHROOM

9' 9" x 7' 6" (2.98m x 2.30m) Four piece suite comprising bath with mixer tap and tiled surround, pedestal wash hand basin, low level WC, independent tiled shower cabinet with fitted shower, recessed ceiling light, extractor fan, tiled floor, vertical radiator/towel rail, coved cornice, shaver point, obscure glazed window.



From the First Floor Landing a further elegant staircase rises to:

SECOND FLOOR LANDING

12' 6" x 11' 8" (3.82m x 3.57m) overall including stairwell. Access to loft space with fitted loft ladder, radiator, coved cornice, recessed ceiling lights, doors arranged off to:

BEDROOM 5

16' 10" x 13' 2" (5.15m x 4.03m) plus recesses. Dormer window to the front elevation, Velux window to the rear elevation with fitted blind, coved cornice, recessed ceiling lights, 2 radiators, fitted wardrobes, bedside cabinets, recessed store cupboard with ceiling light and eaves access point.

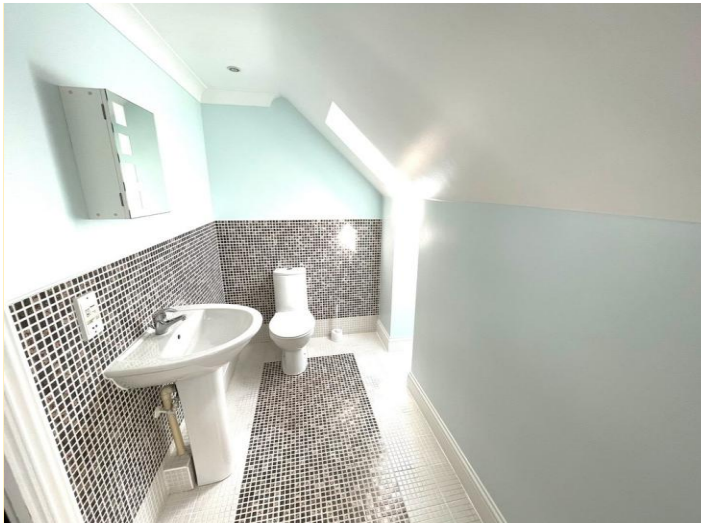
BEDROOM 6

16' 11" x 13' 5" (5.16m x 4.10m) Narrowing to 9' 10" (3.00m) plus recesses. Dormer window to the front elevation, Velux window to the rear with fitted blind, 2 radiators, fitted wardrobes, twin bedside cabinets, recessed ceiling lights.



SECOND FLOOR SHOWER ROOM

12' 3" x 5' 2" (3.74m x 1.60m) plus shower recess. Fitted three piece suite comprising shower cabinet with fitted shower and courtesy light, pedestal wash hand basin with mono block mixer tap, low level WC with push button flush, tiled walls, coved cornice, extractor fan, recessed ceiling lights, radiator, 2 Velux windows with blinds.



EXTERIOR

The property is approached over a small roadway off Pinchbeck Road accessing just four properties. Saffron House is situated right at the end with its own block paved driveway providing ample parking for numerous vehicles and in turn giving access to:

DETACHED DOUBLE GARAGE

18' 0" x 17' 8" (5.50m x 5.41m) Of brick construction beneath a tiled roof with twin roller style doors, power and lighting, concrete floor, half glazed side personnel door. Between the rear of the house and the corner of the garage a gated access leads to:

ENCLOSED REAR GARDENS

Deceptively large for a property in a such a central location with hand gates giving access to either side of the property. The gardens have been extremely well landscaped and include lawned areas, raised brick planters, stocked borders, extensive patio and seating areas, pathways, external electric lights and power sockets. Close boarded timber fencing.

SUNKEN SEATING AREA

With central fire pit and brick bench seating with a tiled canopy top this being a particularly attractive summer feature for evening barbeques etc.

DIRECTIONS

From the Agents offices proceed along New Road, turn left at the traffic lights into Pinchbeck Road, continue straight on at the first set of lights, passing the Woodlands Hotel on the right hand side and then taking a right hand turning into Calderdale Drive where upon the property is situated at the end of the cul-de-sac.

AMENITIES

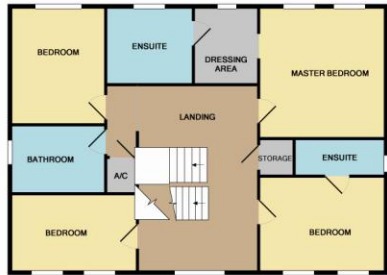
The town centre is within a few minutes walking distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations and a modern community hospital. The cathedral city of Peterborough is 19 miles to the south and has easy access on to the A1 along with a fast train link with London's Kings Cross minimum journey time 48 minutes. Spalding is also ideally situated for access to the north Norfolk Coast, Sandringham, Rutland Water, the county city of Lincoln and onwards access via Peterborough to London.







GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in their operation or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX G

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: S11180

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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