



Crews Close
Guyhirn PE13 4EU

BROWN & CO



Crews Close, Guyhirn PE13 4EU

Newly Constructed Detached Family Home
Open Plan Kitchen with Integrated Appliances & Breakfast Bar
Four Double Bedrooms, Master with En-Suite
Luxury Bathroom & En-Suite
Double Garage & Large Driveway
Patio Terrace
Easy Access to Major Road Routes



NEW HOMES

INTRODUCTION

Brown&Co offer an outstanding, newly constructed, executive property in Guyhirn, Norfolk. This spacious and superb contemporary family home is ready for viewing being nearly complete. The property is positioned on a small, executive development of attractive modern homes with easy access to major routes such as A47 and is just 5 miles from March station and 17 miles from the city of Peterborough.

THE PROPERTY

The house is a stunning example of contemporary house building with special attention being paid to detail with the developers having a 'build as if for themselves' approach with the houses finished ready to move in complete with flooring.

The house is set well back from any roads and is one of a handful of properties in a small executive development of high quality homes. The property has a very large driveway with plenty of parking and a double garage. At the rear there is a landscaped garden with attractive block paved patio and turf lawn included.

Inside, cleverly designed modern living accommodation and quality fittings are beautifully blended. The entire ground floor benefits from underfloor heating and will be laid with a mixture of flooring and carpets. The reception hallway is a spacious area and

has a contemporary custom oak staircase and has access to the sitting room and study, wc and open plan kitchen. There is a sitting room that has double doors to the garden and fireplace. The open plan kitchen is an impressive space fitted with extensive modern kitchen, integrated appliances and breakfast bar. To the opposite end is a family area with doors to the rear patio. There is also a utility room with further access to the rear garden.

Upstairs, from the landing there are four bedrooms and family bathroom, the master bedroom has an en-suite. Special attention should be paid to the bathroom and en-suite which are beautifully fitted. All the bedrooms are to be fitted with carpets.

GENERAL SPECIFICATION GUIDE

Traditionally Built Home

Contemporary, A rated, high quality sealed unit double glazed windows

Composite front door

Patio terrace

Turfed rear garden

Garage with remotely operated roller door

Internal oak doors

Stunning fitted kitchen with extensive storage and various fitted appliances

Flooring included

Oak staircase

Luxury fitted bathroom and en-suite

Six year build warranty

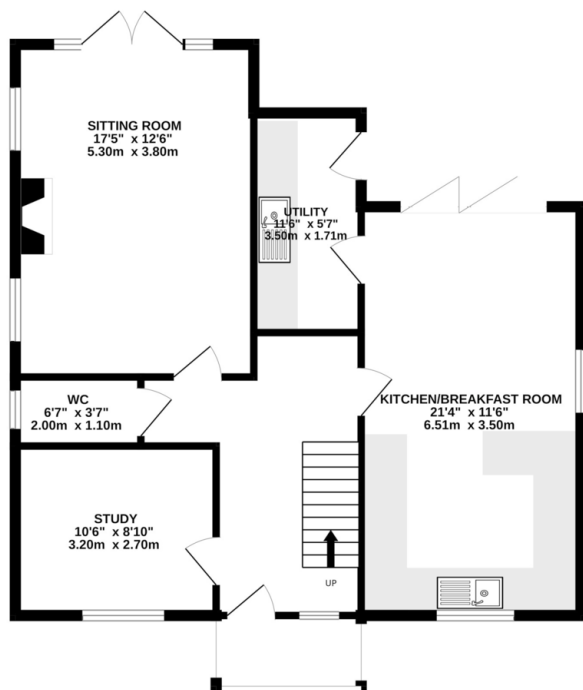
VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

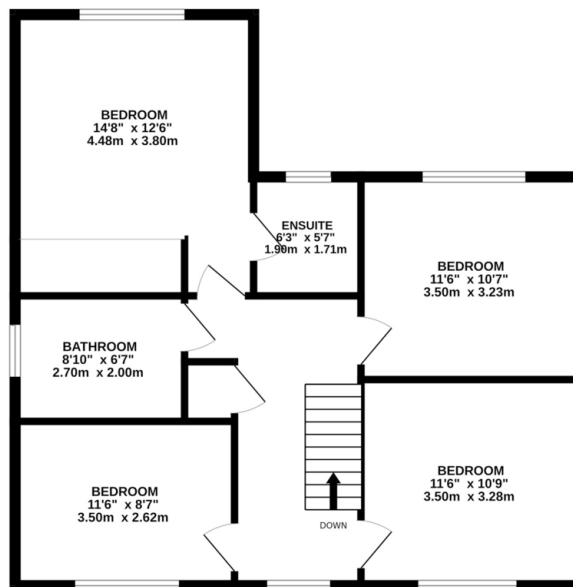
BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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 as to their operability or efficiency can be given.
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