



School Road, School Court  
Upwell PE14 9EW

**BROWN & CO**



## School Road, School Court, Upwell PE14 9EW

First Two Houses Released For Sale

Semi-Detached New Homes

Spacious Living, Approximately 134 2 inc Garage

Ready to Move in

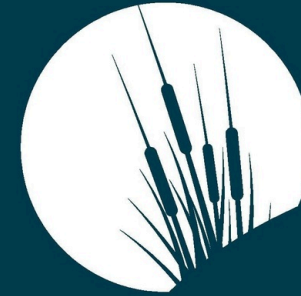
Carpets & Flooring Included

Superb Contemporary Living Spaces

Three Double Bedrooms

Small Executive Development of Four Homes

Mainline Station to Ely, Cambridge & London approx 9 miles



School Court  
Upwell

### LOCATION

The properties occupy a quiet position on the edge of Upwell set back from School Road. The village, which has the River Nene (Old Course) running through it, has a relaxed atmosphere where narrow boats and pleasure canoes can be frequently seen passing through. The village is a popular choice for local people and newcomers to the area, partly due to the village's easy access to the larger towns of Downham Market and Wisbech as well as being within easy reach of the two railway stations. Nearby Downham Market, 8.2 miles, is a mainline station to Ely, Cambridge and London and Manea Station, 9.5 miles, has frequent trains to Peterborough station where services depart.

### THE DEVELOPER

Allsquare Properties Ltd is an established house builder in the area, with an ever increasing portfolio of former developments. They have built up a reputation in the building trade as a reliable construction firm, delivering quality homes, in East Anglia.

### THE SETTING

The relaxed setting in Upwell is one of the most enviable in the area. The river gently passes through and local residents go about their daily business. School Court is set back from the School Road and the riverside, with the four properties having a tarmac central

courtyard. The properties are close to the village centre, school and public house.

### THE HOUSE - PLOT A

The house is approximately 137 m<sup>2</sup>/1,474 sqft (including the garage) and is a superb example of contemporary house building.

The property is set over two floors with a superb contemporary arrangement, perfect for today's living with all the rooms having being beautifully naturally lit. There is composite security door to the reception hall, wc and door to the living accommodation. This is open plan front to back with a large window to front and sliding doors to the rear. The kitchen breakfast room is next with a peninsular island unit with breakfast bar and sleek modern handleless kitchen units. The kitchen forms the heart of the home and being open plan is perfect for families. There is also a utility room with door to the garage. Upstairs there are three bedrooms which are double rooms with the master bedroom having an en-suite shower room. Outside each plot has a landscaped turfed rear garden, generous patios and fenced boundaries. This property having a parking space and garage, fitted with a remotely operated roller door. Access to the front is shared with neighbours.

### GUIDE SPECIFICATION

Fencing where appropriate to front

Tarmac drive

Fenced rear garden

Outside lighting & tap

Colour, high quality, A rated, uPVC windows

Composite door

Paved area to the front

Paved patio and paths to rear

Remotely operated garage door (where applicable)

Turf laid to garden

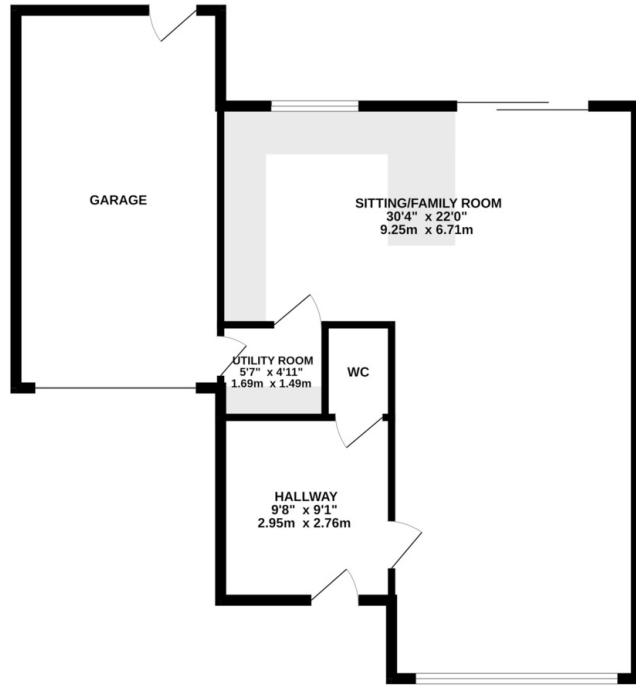
Carpets & flooring fitted

Air source heating, underground heating to ground floor, radiators to first floor

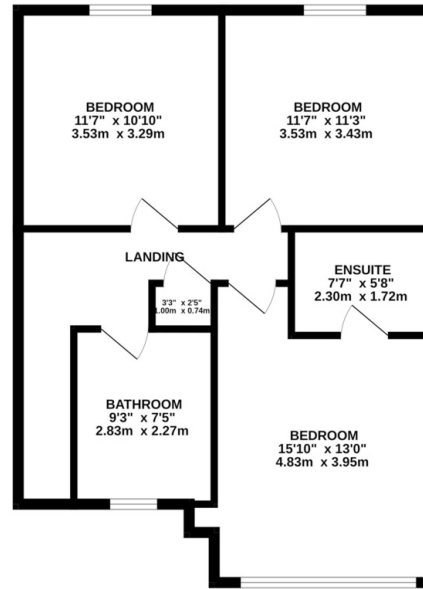
Quality fitted kitchen with integrated appliances

Contemporary fitted bathrooms and en-suites

GROUND FLOOR  
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1474 sq.ft. (137.0 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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