



Poplar Fields, Lynn Road
Walton Highway PE14 7DE

BROWN & CO



Poplar Fields, Lynn Road, Walton Highway PE14 7DE

New Build Contemporary Home
Detached House
Four Bedrooms
Garage
Brick Paved Driveway
Enclosed Rear Garden with Patio
Corner Plot
Integrated Appliances
En-Suite to Main Bedroom
No Upward Chain



NEW HOMES

INTRODUCTION

Brown & Co offers a detached, newly constructed, home built in Walton Highway, Norfolk. This superb contemporary dwelling is an individually built property situated on an attractive, executive development of high quality homes and viewing is strongly recommended.

LOCATION

The delightful village of Walton Highway is located on the borders of Norfolk and Cambridgeshire and lies just north of the thriving Georgian market town of Wisbech. The village is well appointed with schooling, nursery, public house, fish and chip shop and takeaway, farm shop and butchers with restaurant and bar.

THE PROPERTY

The house is an excellent example of contemporary house building with special attention being paid to detail with the developers having a 'build as if for themselves' approach which adds touches like oak and glass staircase, remotely operated garage door and brick paving to driveway.

The house has no passing traffic being in the corner of the development. Outside there is private parking to the front which is laid with brick paving. A driveway to the side leads to the detached garage and rear garden which is prepared for seeding. All

boundaries are fenced and there is an outside tap, lighting and have a large slabbed patio.

Inside, cleverly designed modern living accommodation and quality fittings are beautifully blending. The entire ground floor benefits from underfloor heating. The reception hallway is a spacious area and has a contemporary custom oak and glass staircase has access to the sitting room, study, kitchen and wc. The sitting room is to the front of the house and has double doors to the open plan kitchen breakfast/dining room at the rear. This is fitted with extensive modern kitchen, integrated appliances and breakfast bar. To the opposite end is a family area for dining. There is also a utility room with access to the garden. Upstairs from the landing there are four bedrooms and family bathroom, the main bedroom having an en-suite shower room.

GENERAL SPECIFICATION GUIDE

Traditionally built home

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

Composite front door

Extensive patio terrace

Garage with roller door

Internal oak doors

Stunning fitted kitchen with extensive storage and various fitted appliances

Oak and glass handrail

Fitted bathroom and en-suite

Carpets and LVT included at asking price

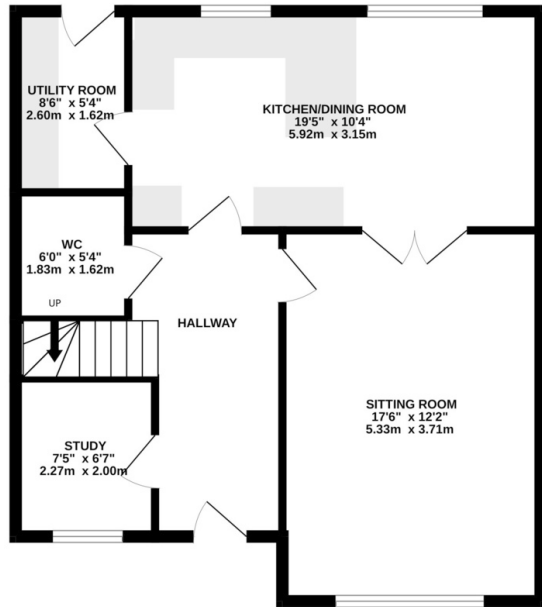
VIEWING PROCEDURE

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

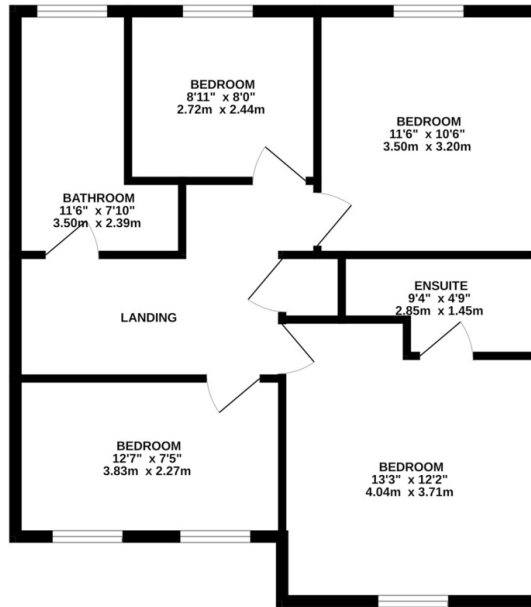
BUYER IDENTITY CHECK

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.

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.6 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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