



School Court, School Road
Upwell PE14 9EW

BROWN & CO



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Final Two Houses Released For Sale

New Homes

Spacious Living, Approximately 136 m²

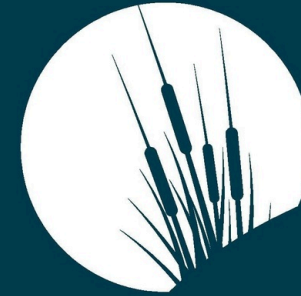
Ready to Move in

Carpets & Floorings Included

Superb Contemporary Living Spaces

Small Executive Development of Four Homes

Mainline Station to Ely, Cambridge and London Approx 9 Miles



School Court

Upwell

INTRODUCTION

Brown & Co offers the final two homes to be released at School Court, Upwell. A small, executive development of four outstanding new homes from an outstanding local house builder, Allsquare Properties Ltd.

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 two railway stations. Nearby Downham Market, 8.2 miles, has a mainline station to Ely, Cambridge and London and Manea Station, 9.5 miles, has frequent trains to Peterborough station where national 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 industry 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 School Road adjacent to 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 C

The house is approximately 136 sqm/1,473 sqft, 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. There is a composite security door to the reception hall, wc and door to the sitting room. At the rear of the property is an open plan kitchen, breakfast and dining room with folding doors to the rear. The kitchen has a sleek modern fitted kitchen. The kitchen forms the heart of the home and being open plan is perfect for families. There is also a utility room with side door. Upstairs there are three bedrooms which are all double rooms with the master bedroom having an en-suite shower room.

Outside each plot has a landscaped turfed rear garden, generous patio and fenced boundaries. This property benefits from a carport outside the property and further carport located on the immediate

right as you enter courtyard. Access to the front is shared with neighbours.

GUIDE SPECIFICATION

Exterior:

Fencing where appropriate to front, tarmac drive, fenced rear garden, outside lighting and tap, colour, high quality, A rated, uPVC windows, composite door, paved area to front door, paved patio and paths to rear and turf laid to rear garden.

Interior:

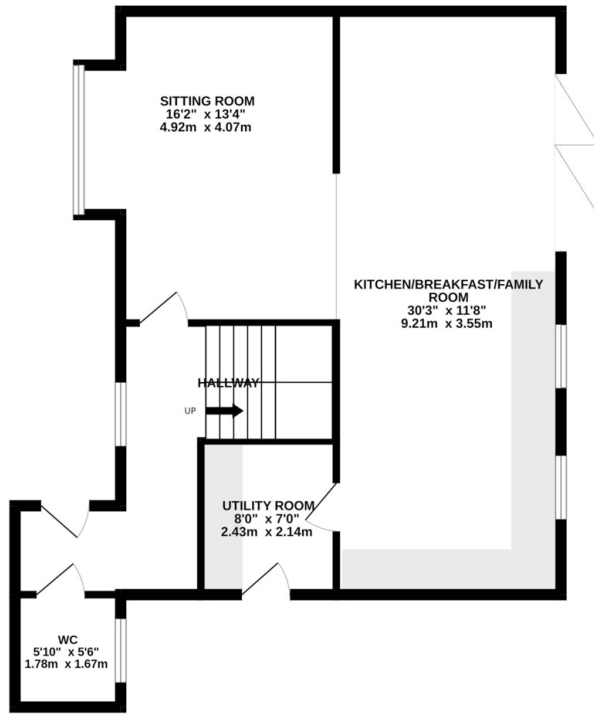
Carpets and flooring fitted, air source heating, alarmed, underfloor heating to ground floor, radiators to first floor, quality fitted kitchen with integrated appliances and contemporary fitted bathrooms and en-suites.

New home warranty

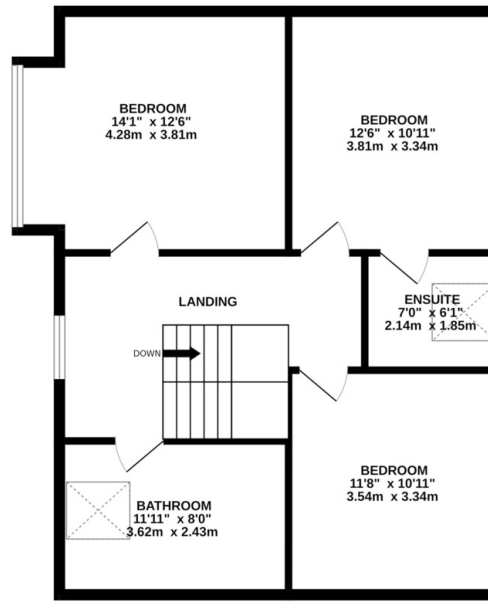
AGENT'S NOTE

Each house will be finished to the exceptional standard Allsquare Properties Ltd are known for. The developers operate a programme of continuous improvement and specifications are offered as a guide only. Internal and external design finish, including fixtures and fittings are subject to change without prior notice to the agent and interested parties are advised to check

GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.8 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



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