

FOR SALE.

£322,500

Parson Drove

Freehold

Swan Bridge View, Fen Road, Parson Drove, Wisbech, Cambridgeshire

New Development, Four Bedrooms, Built-in Sound System, Extras Available, Superb Specification, Popular Location, Call Now For More Details



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RIGHT UP YOUR STREET.

Sedgefield is an exclusive four bedroom detached home situated on the exciting Swan Bridge View development. Accommodation comprises of lounge, separate dining room, study and kitchen. On the first floor there are four bedrooms, two with en suites, plus a family bathroom. Outside the property benefits from a front and rear garden plus integral double garage.

Energy Conscious Design: Traditional cavity construction with insulation. The external walls are in facing brickwork and 'energy efficient' thermal blockwork with insulation in the cavity, under the ground floor, in the first floor and in the roof space.

Windows and French Doors: Low maintenance Upvc with sealed double glazing throughout.

Central Heating: Renewable energy source by way of an air to water heat pump, offering high efficiency and lower running costs. Individual thermostatic valves to radiators.

Feature Bay Window: Semi - circular bay window to the lounge with a Southerly aspect overlooking the rear garden.

Bathroom and en suites: Traditional white sanitary ware with chromium plated fittings and complimentary ceramic wall tiling. Thermostatic showers and humidistat fans.

Kitchen: Modern family kitchen, fitted with integrated Bosch appliances comprising double electric oven, electric hob, fridge/freezer, dishwasher, washing machine, tumble dryer, granite worktop and splashback.

Wardrobes: All the bedrooms have built in wardrobes, with integrated lights and shoe racks in the master bedroom.

Integrated Sound System: Fully integrated modular sound system which can play your hi-fi, MP3, TV throughout the whole house. Fitted as standard to lounge, dining room and kitchen. Further options including 5.1 Cinema Surround Sound, and integrated iPod docking stations available at extra cost.



Garage: Double up and over electric garage doors including electric remote openers.

NHBC Warranty: Each home will be covered by the 'Buildmark' new homes warranty.

Additional features include: Fitted carpets throughout, Ceramic tiling to wet room floors and kitchen, coir matting to porch. Coving to all rooms except wet rooms. Burglar alarms. Garden turfed front and rear. Feature brick wall to rear boundary.

Tenure: Freehold

Agents Note: The information contained herein is indicative only and has been produced for your guidance. The specification and site layout may be subject to variation and do not form any part of a contract. Whilst every effort has been made to ensure that these are adhered to, this cannot be guaranteed. E.J.B Developments reserves the right to make amendments to the prices, specifications and materials. Plans are not to scale and room sizes are approximate and for reference only.

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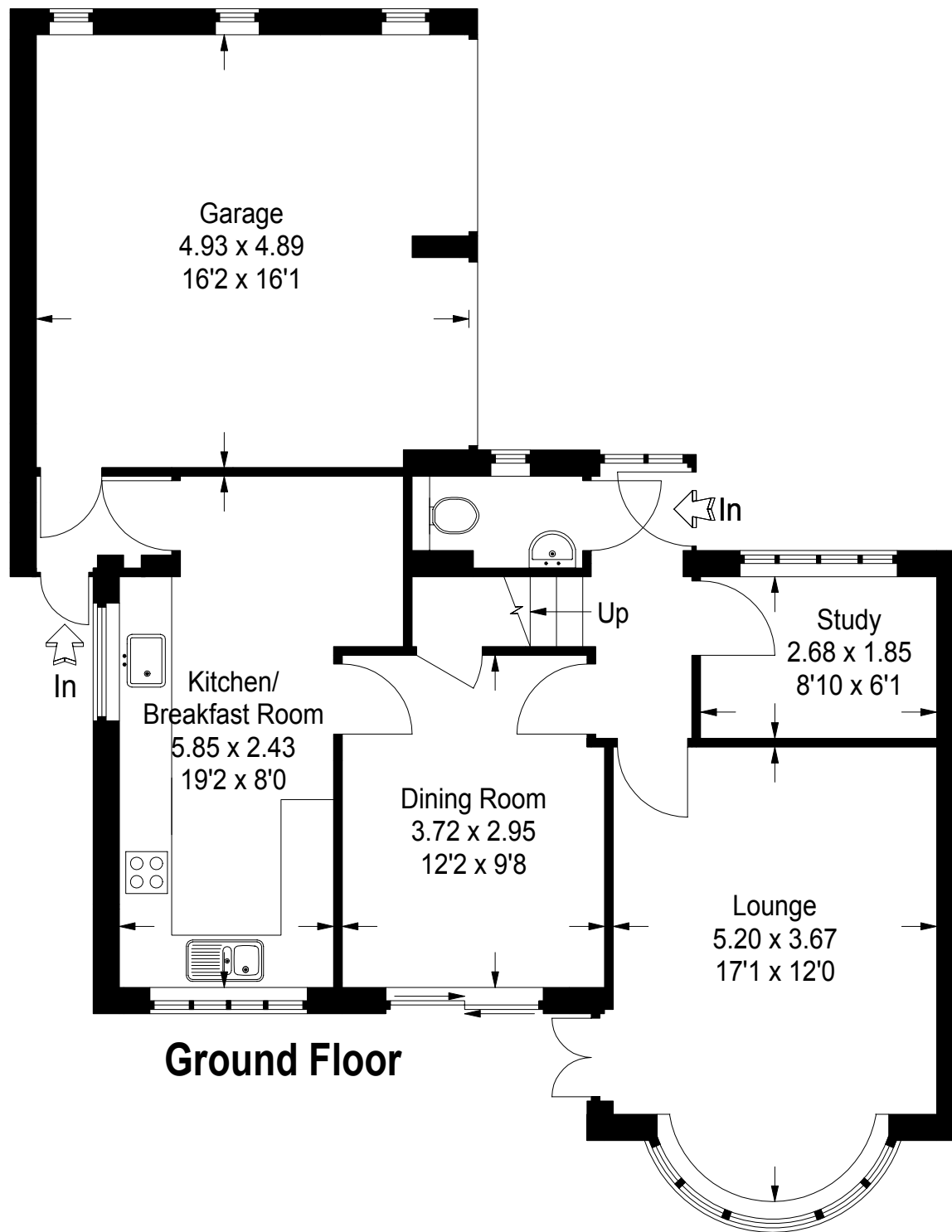
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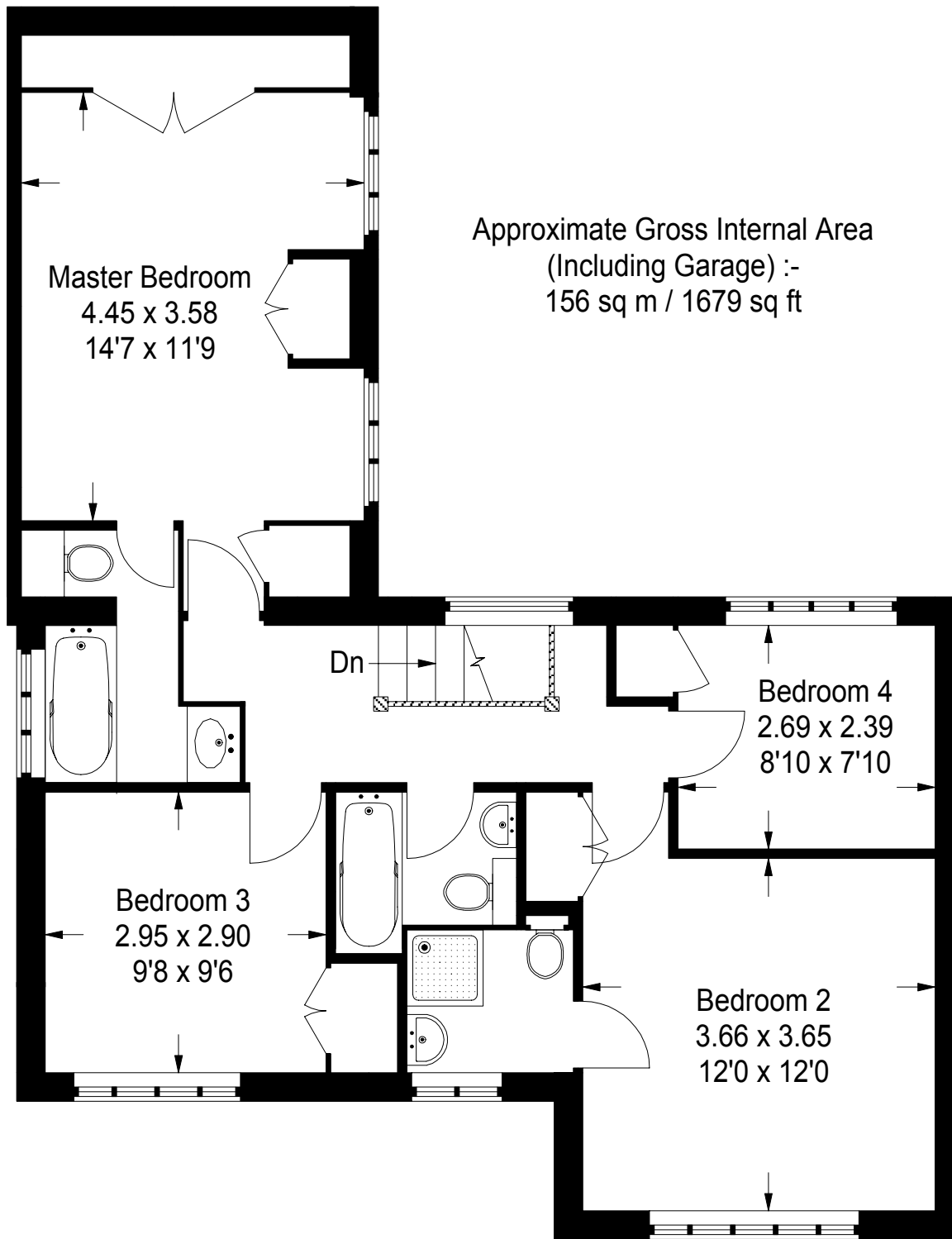
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Ground Floor



Approximate Gross Internal Area
(Including Garage) :-
156 sq m / 1679 sq ft

Master Bedroom
4.45 x 3.58
14'7 x 11'9

Bedroom 4
2.69 x 2.39
8'10 x 7'10

Bedroom 3
2.95 x 2.90
9'8 x 9'6

Bedroom 2
3.66 x 3.65
12'0 x 12'0

First Floor