

**SAVE MONEY ON
YOUR MORTGAGE.
CALL US ON
01945 467555**

Swan Bridge View is an exciting brand new development, by E.J.B Developments (www.ejbdevelopments.co.uk) situated in the popular village of Parson Drove. This development offers one six bedroom detached house and two four bedroom detached houses. The properties offer rear field views and are ideally situated for access to both Wisbech, Peterborough and the A1. Please call for details!

Wheaton Lodge: Wheaton Lodge is a detached home situated on three levels, offering generous six bedroom accommodation, a family bathroom, shower and an en-suite to the master bedroom. Wheaton Lodge also benefits from a spacious lounge, dining room, study and a double integral garage with a utility area. This home is architect designed and equipped with comforts of modern family living in mind.

Sedgefield and Eldermill House: Sedgefield and Eldermill House are exclusive four bedroom detached homes each with a spacious kitchen, separate dining room, lounge, study, four bedrooms, two with en-suites. They are architect designed homes offering generous accommodation.

SPECIFICATION

Energy concious 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.

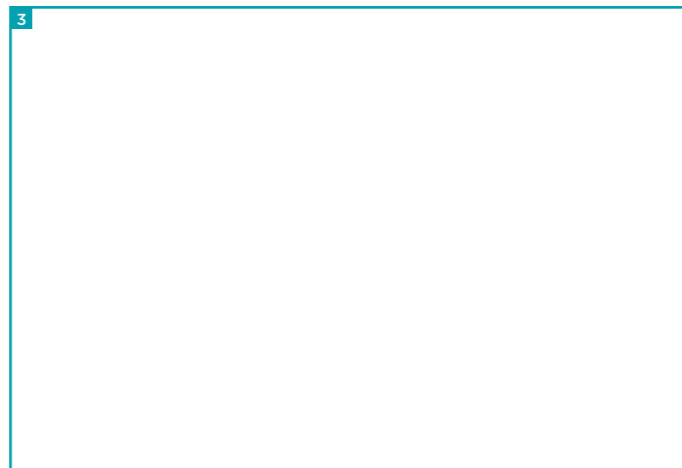
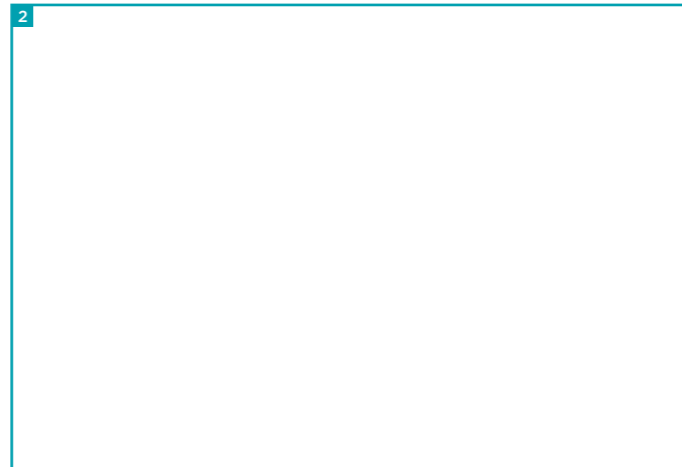
Windows and French Doors: Low maintenance Upvc with sealed double glazing throughout.

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 & 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



appliances comprising double electric oven, electric hob, fridge freezer, dishwasher, washing machine and tumble dryer, granite worktop and splashback, tiled floor.

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

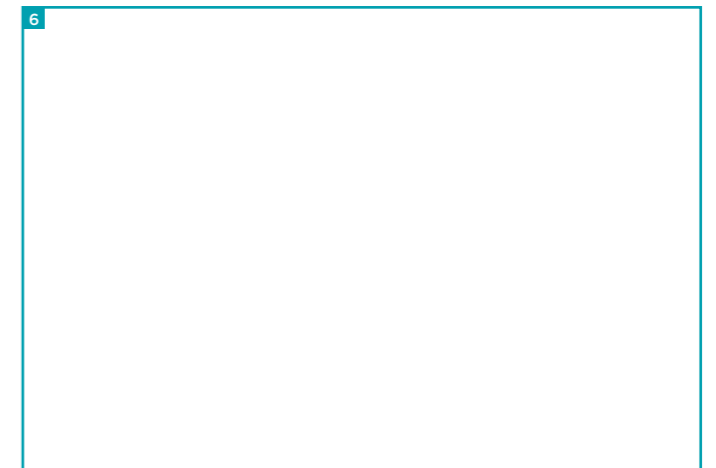
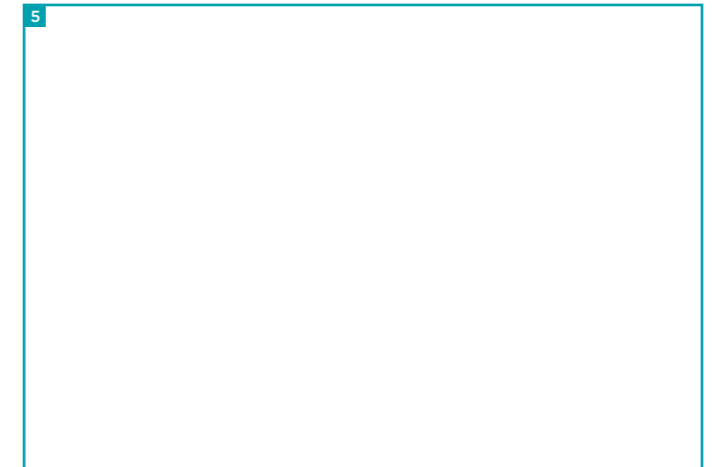
Integrated Sound System: Fully integrated modular sound system which can play your hi-fi, MP3, TV, throughout the whole house. Fitted as standard to lounge, dining room and kitchen. Further options including 5.1 Cinema Surround Sound and integrated iPod docking stations available at extra cost.

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: Fitted carpets throughout. Ceramic tiling to wet room floors and kitchen. Coir matting to porch. Panelled internal doors and moulded architraves and skirting, all painted in four coats. Coving to all rooms except wet rooms. Battens fitted above windows for your own curtain tracks. Low maintenance Upvc soffits and fascias. Walls painted in subtle colour shades. Two coat paint finish to garage floors. Fire escape windows are fitted throughout and child locks to the first floor. P.I.R lighting to the front exterior and lighting to the side and rear. Burglar alarm. Garden turfed front and rear. Generous patio area. Feature brick wall to rear boundary.

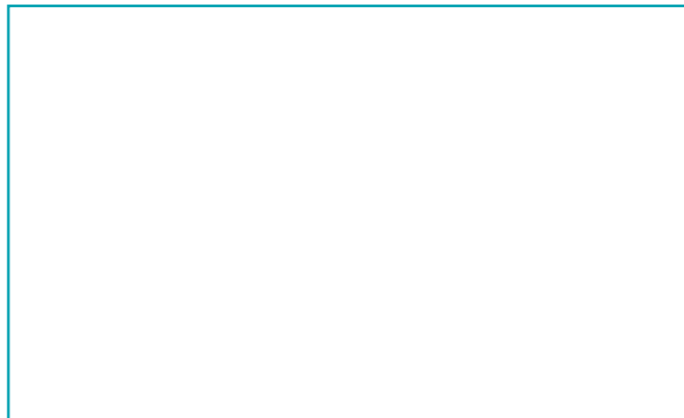
Agent Note: The information contained herein is indicative only and has been produced for your guidance. The specification and site layout may be subject to variation and do not form any part of a contract. Whilst every effort has been made to ensure that these are adhered to, this cannot be guaranteed. 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.



SPICER^{MC}COLL

01945 467555
1000's more homes online @ spicer.co.uk

Contact the Wisbech branch:
10 York Row, Wisbech, Cambridgeshire, PE13 1EA
wisbech@spicer.co.uk



FIND IT HERE.

Spicer McColl is a trading style of Spicerhaart limited (Registered No.3094936).
Registered Office: Wellington House, Butt Road, Colchester, Essex CO3 3DA.
Spicer McColl is the seller's agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. Spicer McColl makes detailed enquiries of the seller to insure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your Spicer McColl representative as soon as possible so we can make the necessary correction. The services have not been tested.
SRA4_L_2pQ26gm135_SMO013600002207.fdf

SPICERM^cCOLL

spicer.co.uk



SPICERM^cCOLL

spicer.co.uk