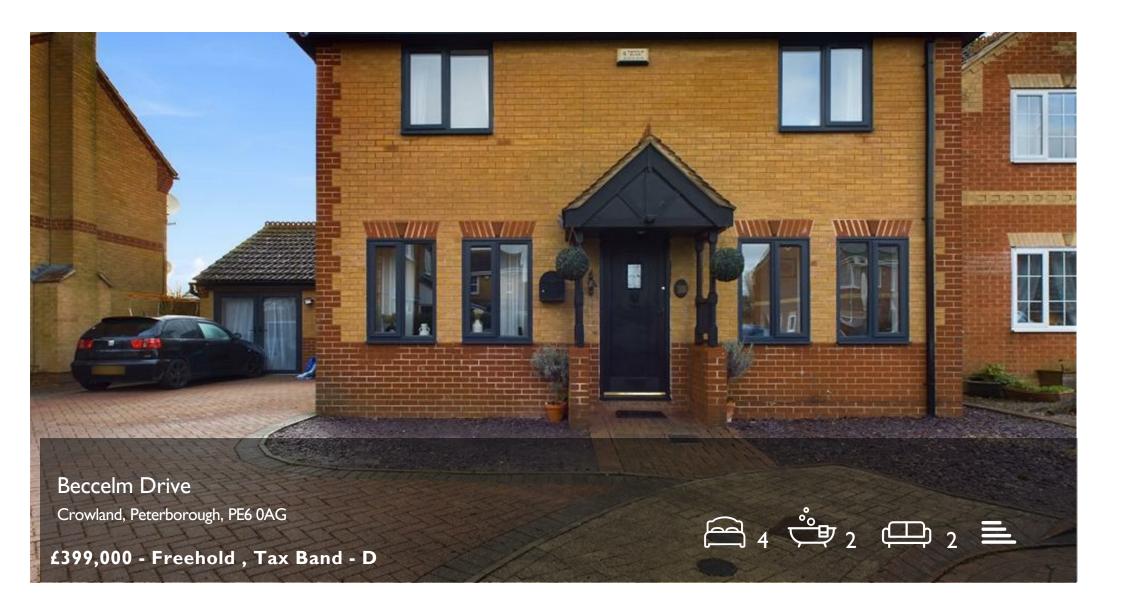
Energy Efficiency Graph

this property or require further information. on 01733 212305 if you wish to arrange a viewing appointment for Please contact our City & County Estate Agents - Crowland Office

gniwaiV



Floor Plan



Beccelm Drive

Crowland, Peterborough, PE6 0AG

Nestled in the charming and historic market town of Crowland, Beccelm Drive presents a remarkable opportunity to acquire a unique detached family home. Originally constructed by Persimmon Homes, this property has been extensively remodelled by the current owners, resulting in a modern and inviting living space that is perfect for family life.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor features two well-proportioned reception rooms, including a versatile study or office, ideal for those who work from home The heart of the home is undoubtedly the stunning kitchen and family area, which boasts bespoke wall-mounted units and a stylish suspended breakfast bar or island. This superb space is perfect for entertaining family and friends, with bi-folding doors that seamlessly connect the indoors to the lowmaintenance garden outside. Additionally, a separate utility room and sliding doors leading to the living room enhance the practicality of this delightful home. The first floor offers a spacious landing that leads to four generously sized bedrooms. The master bedroom is a true retreat, complete with a luxurious en-suite bathroom featuring a relaxing jacuzzi bath. A separate family bathroom, finished to a high standard, serves the remaining bedrooms. Outside, the property benefits from off-road parking for up to three vehicles, ensuring convenience for family and guests. The garden cabin or summerhouse, equipped with light and power, provides an excellent space for a home office or leisure area.

This exceptional property on Beccelm Drive is a must-see, and viewing is essential to fully appreciate the accommodation and lifestyle it offers.

Entrance Hall 5'11" × 15'5"

Study 7'6" × 5'8"

wc 7'5"×3'1"

Kitchen/Living Area $25'5" \times 20'11"$

Utility Room 5'6" × 5'9"

Living Room 10'6" × 14'6"

Reception Room

Landing 9'3" × 6'5"

Master Bedroom 11'10"×9'8"

En-Suite To Master Bedroom 7'6" × 5'8"

Bedroom Two 10'8"×9'10"

Bedroom Three 7'8"×10'6"

7'2" × 6'0"



















EPC - D 65/83

Tenure - Freehold IMPORTANT LEGAL INFORMATION

Construction: Standard Accessibility / Adaptations: None Building safety: No Known planning considerations: None Flooded in the last 5 years: No Sources of flooding: n/a Flood defences: No Coastal erosion: No On a coalfield: No Impacted by the effect of other mining activity: No Conservation area: No Lease restrictions: No Listed building: No Permitted development: No

Holiday home rental: No Restrictive covenant: No Business from property: No Property subletting: No Tree preservation order: No Other: No Right of way public: No Right of way private: No Registered easements No Shared driveway: Yes Third party loft access: No Third party drain access: No Other: No Parking: Driveway Private Solar Panels: No Water: Mains

Electricity: Mains Supply Sewerage: Mains Heating: Gas Mains
Internet connection: Fixed Wireless Internet Speed: up to 55Mbps Mobile Coverage: EE - Great, O2 - Great,

Three - Excellent

or obligations.

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





