



Papworth Drive

Crowland, Peterborough, PE6 0DQ

£255,000 - Freehold , Tax Band - C

3 2 1 B

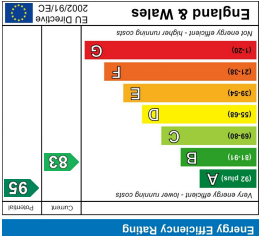
Floor Plan



Area Map



Energy Efficiency Graph



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

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



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Nearly new semi-detached family home built in 2020 by Ashwood Homes and still within the builder's warranty. Located on Papworth Drive in Crowland, the property offers driveway parking for two vehicles, a single garage, and easy access to local shops, schools, and amenities. The well-presented accommodation includes a stylish living room, modern fitted kitchen-diner with integrated appliances and French doors to the garden, three bedrooms, and an ensuite to the main bedroom. An ideal modern home in a popular location.

Situated on Papworth Drive in the sought-after town of Crowland, Peterborough, this exceptional semi-detached family home offers the feel of a brand-new property, having been built just five years ago in 2020 by Ashwood Homes. Immaculately maintained and still benefiting from the remainder of the builder's warranty, this home provides reassurance and peace of mind for its next owners. Externally, the property features a private driveway with parking for two vehicles, complemented by a single garage. Its location is particularly appealing, with convenient pedestrian access to local shops, schools, nurseries, and everyday amenities, making it ideal for modern family living. Inside, the home is presented to a high standard throughout. The welcoming entrance hall leads to a stylish box-bay fronted living room, enhanced by a contemporary panelled feature wall. To the rear, the impressive L-shaped kitchen-diner forms the heart of the home, fitted with modern units and integrated appliances including a dishwasher, electric oven, induction hob, and fridge freezer. French doors open onto a private, enclosed garden with patio area, ideal for entertaining, along with gated side access. A downstairs cloakroom completes the ground floor. Upstairs, a spacious landing provides access to three well-proportioned bedrooms. The principal bedroom benefits from a sleek feature wall and a modern three-piece ensuite, creating a comfortable and stylish retreat. This nearly new home combines modern design, practical living space, and the added security of a remaining builder's warranty. An excellent opportunity for buyers seeking a contemporary family home in a desirable location. Early viewing is highly recommended.

**Entrance Hall**  
1.30 x 2.27 (4'3" x 7'5")

**Living Room**  
3.35 x 4.25 (10'11" x 13'11")

**Kitchen Diner**  
4.78 x 5.42 (15'8" x 17'9")

**WC**  
0.89 x 1.85 (2'11" x 6'0")

**Landing**  
1.95 x 2.77 (6'4" x 9'1")

**Master Bedroom**  
3.75 x 3.15 (12'3" x 10'4")

**En-Suite To Master Bedroom**  
1.96 x 1.64 (6'5" x 5'4")

**Bedroom Two**  
2.57 x 3.71 (8'5" x 12'2")

**Bathroom**  
2.73 x 1.76 (8'11" x 5'9")

**Bedroom Three**  
2.75 x 2.06 (9'0" x 6'9")



**EPC - B**  
83/95

**Tenure - Freehold**  
There is a community Green Space Charge payable, current figure is approximately £320 - £340 per annum.

**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: Wheelchair Accessible, Wide Doorways  
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 NOT allowed: 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: Single Garage, Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - Great

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 or obligations.

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.

