



The Palms Dowsdale Bank
Whaplode Drove PE12 0TX
Offers over £550,000

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'The Palms' is a recently constructed, individually designed 'Executive' home set in a semi rural location with superb views over open fields observed best from the large balcony accessed from the main Bedroom suite. With underfloor heating to the ground floor and solar panels, the property boasts a 'B' rating on its EPC and offers versatile accommodation. Situated not far from the A16 road to Spalding and Peterborough, Crowland and the nearby villages have schooling for younger children and are only minutes drive away.

The superbly presented accommodation comprises; Open Reception Area/Hall with a convenient W.C. Cloakroom and stairs to the first floor with a glass balustrade. Also on the ground floor are combined yet zoned Lounge/Dining/Kitchen areas with a Utility cupboard. There are two ground floor Bedrooms and Family Bath/Shower Room.

The landing leads to a main Bedroom Suite with an Ensuite Shower Room and access to a large Balcony overlooking the rear of the property and open fields. There is a fourth Bedroom also from the Landing.

To the front of the property is a gravel drive with parking for several vehicles, a triple Garage and access to a self contained fully equipped Annex above, ideal for an office, guest suite or additional family member wishing for privacy and separate living. To the rear is an expanse of composite decking and lawns.

Viewing of this superb property is strongly urged.

Tenure Freehold
Council tax D





Entrance Reception Hall
Stairs to the first floor with a glass balustrade.

Cloakroom W.C

Lounge Area
16'4" x 14'8" (5.00m x 4.48m)
Bi-fold doors to the rear Garden, opening to

Kitchen Dining Area
26'2" x 10'7" (8.00m x 3.24m)
Fully fitted Kitchen Breakfast area with numerous base and eye level kitchen Units, integrated appliances comprising; Double eye level AEG ovens with a warming drawer to one, AEG induction hob with a contemporary hood above, AEG fridge and freezer and dishwasher and Breakfast bar. Bi-fold doors to the rear Garden, pantry and Utility cupboard with plumbing for a washing machine and housing the manifold system for the underfloor heating.

Bedroom 3
3.92m x 3.06m

Bedroom 4
12'0" x 7'0" (3.66m x 2.15m)

Family Bath/Shower Room

Landing
Crawl Space storage cupboard

Main Bedroom
14'8" min increasing to 21'0" x 12'0" min (4.48m min increasing to 6.42m x 3.68m min)
Bi-fold doors to Balcony, door to

Ensuite Shower Room

Balcony
16'10" x 11'1" (5.15m x 3.40m)
Glass balustrade, power points

Bedroom 2
12'4" x 8'9" (3.78m x 2.67m)

Annex Room
25'5" 16'11" (7.77m 5.16m)
Fitted Kitchen area, shower room, Independent electrical supply.

Garage
26'0" x 17'0" max (7.93m x 5.20m max)
Three electric roller doors, power and light connected.

Outside
To the front of the property is a gravel driveway allowing parking for several vehicles. Side access leads to an enclosed good size Gardens with views over the countryside and a large composite decking area



Floor Plan



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

