



New Road
Upwell PE14 9AB

BROWN & CO



New Road, Upwell PE14 9AB

SUBSTANTIAL PROPERTY

EXCEPTIONALLY FINISHED, CONTEMPORARY DESIGN

SPACIOUS SITTING ROOM WITH IMPRESSIVE FIREPLACE

BREATH-TAKING MODERN KITCHEN DINING ROOM

FIVE BEDROOMS, THREE ENSUITE & FAMILY BATHROOM

DOUBLE GARAGE WITH OFFICE ABOVE

PEACEFUL VILLAGE SETTING



NEW HOMES

INTRODUCTION

A new home of superior quality Brown&Co offers a substantial, completed, new home finished to an exceptional standard in Upwell, eight miles from a mainline station to Ely, Cambridge and London. This outstanding project has been undertaken by a builder with a 'build as if for themselves' approach who specialises in one-off, extremely high quality contemporary homes.

The house is completed with full inspection available.

THE PROPERTY

The property has approximately 319m²/3,432 sqft of spacious, exceptionally finished, contemporary accommodation over two floors. The ground floor has a large reception hallway fitted with a striking, custom built oak and glass staircase that rises centrally to the first floor, there is a study or family room and a spacious sitting room with fireplace ready for wood burning stove and bi-folding doors to the rear. Double doors here lead to a breath-taking space of nearly 60m² of dreamy, highest quality modern kitchen dining space that simply needs to be viewed to appreciate. The space is fitted with a full range of handleless units, integrated appliances, Quooker tap, water softener and quartz worktops, there is even a mirrored bar/shelving area which is particularly unique to this dwelling. This room has two further sets of bi-folding doors on

dual aspect allowing the room to be opened out to the garden and patio space. There is also a utility/boot room and wc. Upstairs there are five double bedrooms, three of which have en-suite facilities, the master bedroom being particularly impressive and also having a dressing room. Lastly there is a family bathroom. All of the rooms are positioned off a large landing with glazed opening to the front of the property.

The house occupies a unique and central position in the village with a direct view to the front over the war memorial and being just a short stroll to the village centre with picturesque river that runs through it. There is parking to the front of the house on the driveway and there is a double garage at the rear, the garage has the benefit of office or playroom space above, perfect for anyone requiring a professional work from home set up. The rear of the property has a block-paved patio and the garden is an impressive size, we understand nearly 70m from front to back and overall the plot is approximately 0.3 acre in size.

GENERAL SPECIFICATION

Mains electricity and sewerage

Air source heat pump, underfloor heating to ground floor, radiator to first floor and towel radiators to bathrooms.

Pressurised hot water system

Silver Grey UPVC windows and aluminium bi-folding doors

Insulated remotely operated garage doors

Comprehensive fitted kitchen featuring large island with quartz worktop and seating

Neff appliances inc. induction hob, fridge freezer, wine coolers

Utility room with further fitted units

White sanitary suites to bathrooms and shower rooms

Oak doors and custom built oak and glass statement staircase

Slabbed patio and paths

Turf laid to the front of the property with rear garden prepared and seeded

Fenced boundaries

Fully alarmed

BUYER IDENTITY CHECK

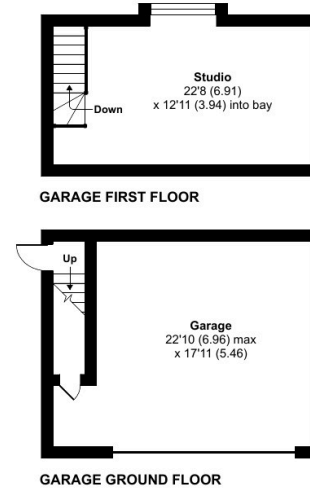
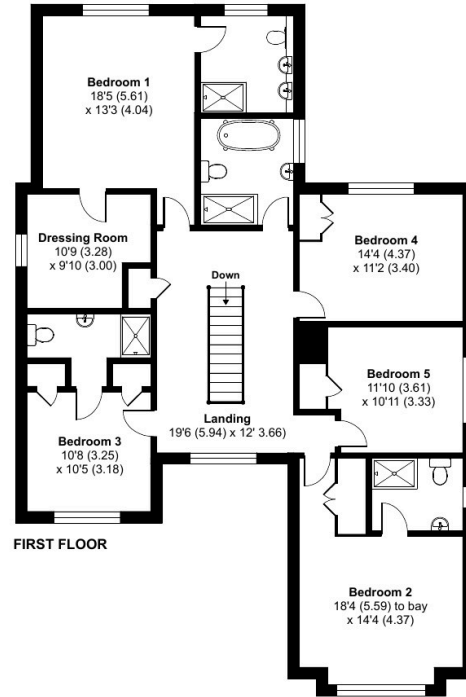
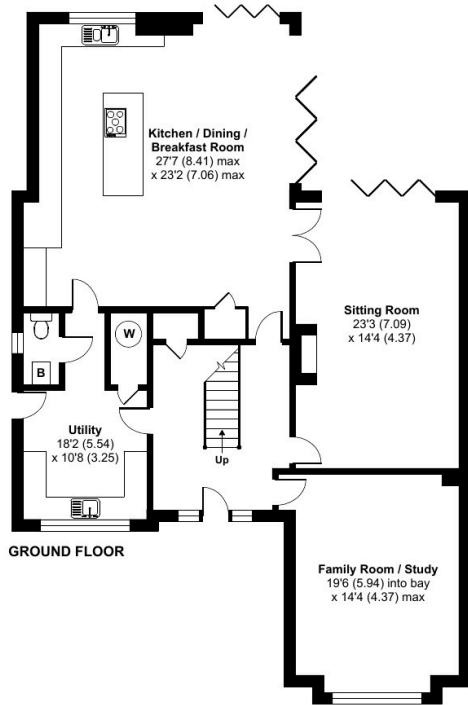
Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



New Road, PE14

Approximate Area = 3155 sq ft / 293.1 sq m
Garage = 694 sq ft / 64.5 sq m
Total = 3849 sq ft / 357.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Brown & Co. REF: 1032021

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