



School Court

School Road, Upwell PE14 9EW

BROWN & CO



School Court, School Road, Upwell PE14 9EW

Final Two Houses Released For Sale

New Homes

Spacious Living, Approximately 151m²

Ready to Move In

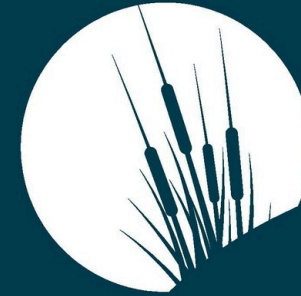
Carpets & Flooring Included

Superb Contemporary Living Spaces

Three Double Bedrooms

Small Executive Development of Four Homes

Mainline Station to Ely, Cambridge and London Approx 9 Miles



School Court

Upwell

INTRODUCTION

Brown & Co offers the final two homes to be released at School Court, Upwell, a small executive development of four outstanding new homes from an outstanding local house builder, Allsquare Properties Ltd.

LOCATION

The properties occupy a quiet position on the edge of Upwell set back from School Road. The village, which has the River Nene (Old Course) running through. The village is a popular choice for local people and newcomers to the area, partly due to the village's easy access to the larger towns of Downham Market and Wisbech as well as being within easy reach of two railway stations. Nearby, Downham Market 8.2 miles, is a mainline station to Ely, Cambridge and London and Manea Station, 9.5 miles, has frequent trains to Peterborough Station where national services depart.

THE DEVELOPER

Allsquare Properties Ltd is an house builder in the area, with an ever increasing portfolio of former developments. They have built up a reputation in the building industry as a reliable construction firm, delivering quality homes, in East Anglia.

THE SETTING

The relaxed setting in Upwell is one of the most enviable in the area. The river gently passes through as local residents go about their daily business. School Court is set back from School Road adjacent to the riverside, with the four properties having a tarmac central courtyard. The properties are close to the village centre, schools and public house.

THE HOUSE - PLOT D

The house is approximately 151 m²/1,625 sqft, and is a superb example of contemporary house building.

The property is set over two floors with a superb contemporary arrangement, perfect for today's living. There is a composite security door to the reception hall, wc and door to the sitting room. At the rear of the property is an open plan kitchen breakfast and dining room with folding doors to the rear. The kitchen has a sleek modern fitted kitchen. The kitchen forms the heart of the home and being open plan is perfect for families. There is also a utility room with side door to the family room. Upstairs, there are three bedrooms which are all double rooms with the master bedroom and bedroom two both having an en-suite.

OUTSIDE

Outside each plot has a landscaped turfed rear garden, generous plot and fenced boundaries. This property benefits from a carport outside the property and further carport located on the immediate right as you enter the courtyard. Access to the front is shared with neighbours.

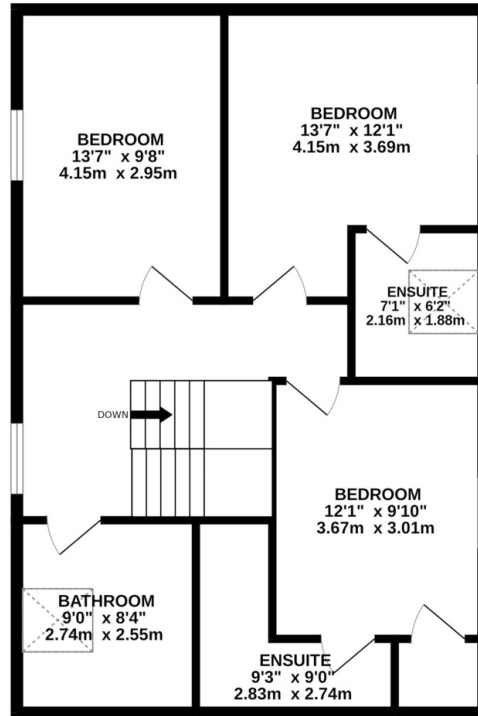
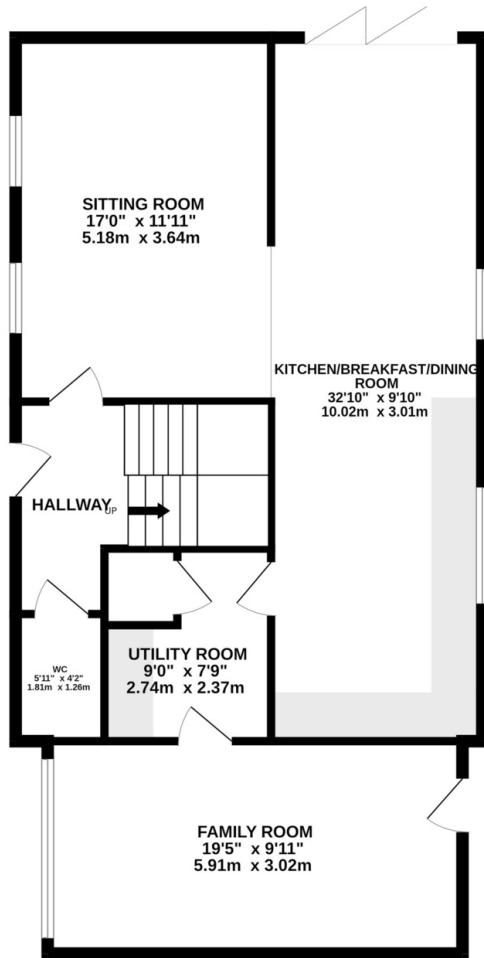
GUIDE SPECIFICATION

Exterior:

Fencing where appropriate to front, tarmac drive, fenced rear garden, outside lighting and tap, colour, high quality, A rated, uPVC windows, composite door, paved area to front door, paved patio and paths to rear and turf laid to garden.

Interior:

Carpets and flooring included, air source heating, alarmed, underfloor heating to ground floor, radiator to first floor, quality fitted kitchen with integrated appliances and contemporary fitted bathrooms and en-suites.



IMPORTANT NOTICES

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