BRADLEY JAMES

ESTATE AGENTS









Plot 39, 2 Topaz Avenue, Crowland, Peterborough, PE6 0HW

Asking price £229,000

- 5% deposit contribution
- EV charger
- Integrated kitchen appliances
- Two double bedrooms
- Ready to move into
- Solar panels
- Driveway for two cars
- Two en-suites
- Flooring already fitted
- Management charge per year of £374.93 subject to change every year

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https://www.rightmove.co.uk/property

5% deposit contribution on this brand new home. Call Bradley James to book in your viewing appointment.

Nestled in the charming historic village of Crowland, Topaz Avenue presents a splendid opportunity to acquire a brand new, ready-to-move-into house. This delightful property boasts two spacious double bedrooms, each with its own en-suite, ensuring comfort and privacy for all residents.

Upon entering, you are greeted by a welcoming entrance hall that leads seamlessly into a bright and airy lounge. The open-plan integrated kitchen diner is perfect for both entertaining and everyday living, featuring elegant French doors that open out to the private rear garden, allowing for a seamless blend of indoor and outdoor spaces. The ground floor is completed by a convenient cloakroom, adding to the practicality of this modern home.

Outside, the property offers off-road parking for two vehicles, complete with an electric vehicle charger, catering to the needs of the environmentally conscious homeowner. The inclusion of solar panels further enhances the energy efficiency of the home. A side gate provides easy access to the tranquil rear garden, ideal for relaxation or outdoor gatherings.

Crowland itself is a vibrant community, offering a selection of local shops, pubs, and takeaways, as well as a school and the historic Crowland Abbey. The village also features a large playing green, perfect for families and outdoor activities.

This property is an exceptional find for those seeking a contemporary home in a picturesque setting, combining modern living with the charm of village life. Do not miss the chance to make this lovely house your new home.

Management charge per year of £274.92 subject to change every year

2 2 1

Council Tax Band:







Entrance Hall
Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator and power points.

Lounge
17'3 x 9'5
UPVC double glazed window to the front, radiator, power points, TV points and telephone point.

Kitchen Diner
13'4 x 8'8
UPVC double glazed window to the rear, UPVC double glazed French doors onto the rear garden, base and eye level units with work surface over, sink and drainer with a mixer tap over, integrated Bosch electric oven and grill with an integrated Bosch induction hob with Bosch extractor over, integrated Bosch fridge and freezer, integrated slimline Bosch dishwasher, space and plumbing for washing machine, power points, radiator, skimmed ceiling with inset spotlights and a door to the cloakroom.

Cloakroom
WC with push button flush, pedestal wash hand basin with mixer tap over, radiator and extractor fan.

Landing
Power points and loft hatch with loft lights.

Bedroom 1
13'5 x 9'0
UPVC double glazed windows to the rear, radiator, power points, TV points and a door to the en-suite shower room.

En-suite Shower Room
UPVC obscured double glazed window to the side, separate shower cubicle which has a built-in mixer shower with a fixed rain style shower head and separate shower head on a sliding adjustable rail, WC with push button flush, pedestal wash hand basin with mixer tap over, double shaver point, wall mounted heated towel rail and skimmed ceiling with inset spotlights and extractor fan.

Bedroom 2
13'4 x 8'8 max
UPVC double glazed window to the front, radiator, power points, TV points, airing cupboard with solar panel controls and wall mounted gas boiler, some of the power points have USB charging points and a door to the en-suite bathroom.

Bedroom 2 Bathroom
UPVC obscured double glazed window to the side, WC with push button flush, pedestal wash hand basin with mixer taps over, panel bath with mixer taps over and a hand held shower head, wall mounted heated towel rail, double shaver point, skimmed ceiling with inset spotlights and extractor fan.

Outside
The property has a driveway to the side for two cars and side gated access to the rear garden which is enclosed by panel fencing, it is laid to soil and has a patio seating area. There are solar panels on the roof and EV charger on the driveway.

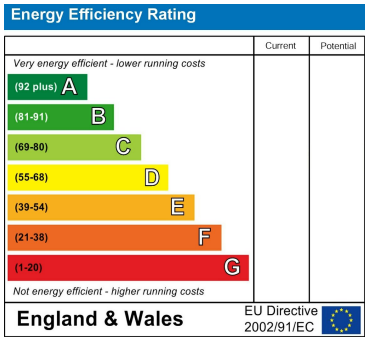


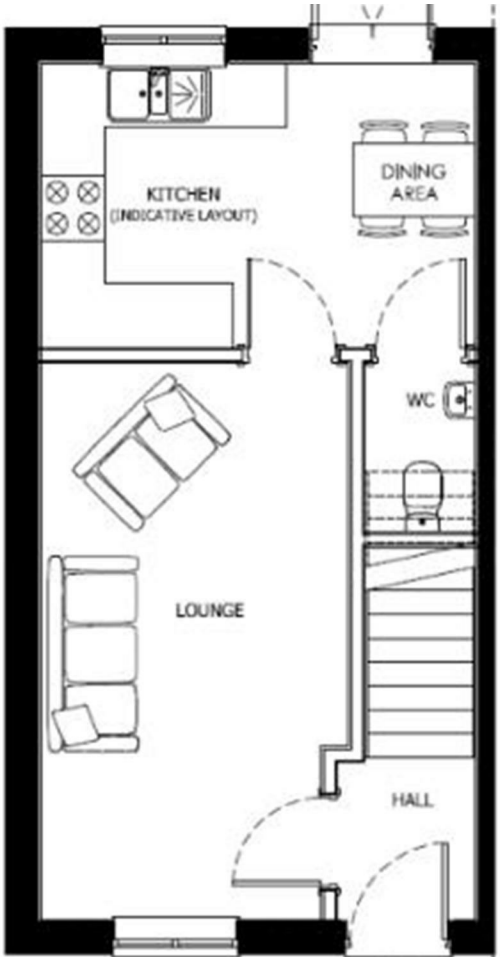
Directions

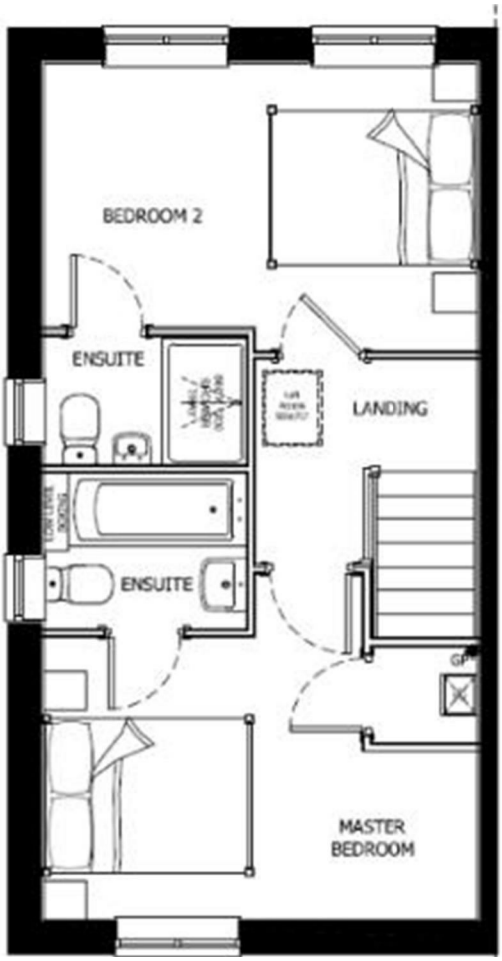
Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:







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