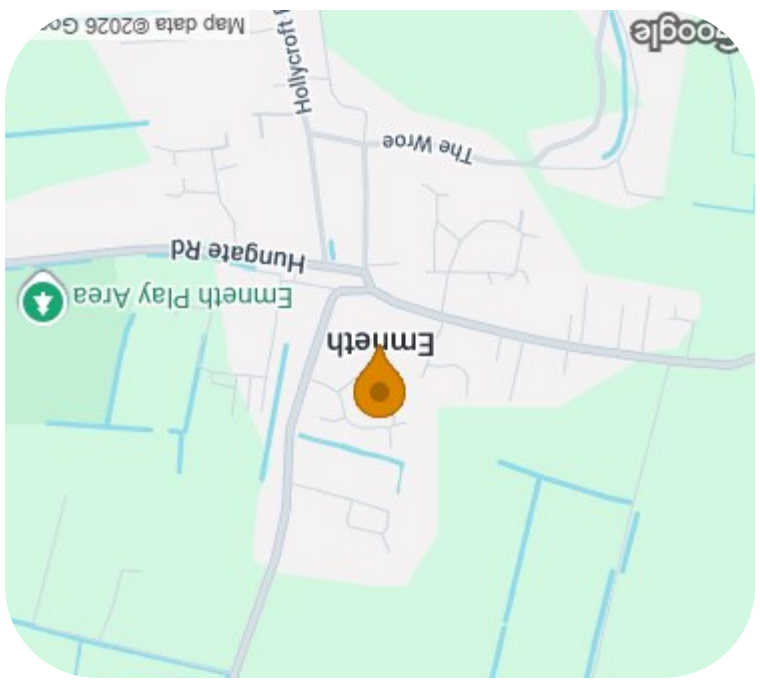
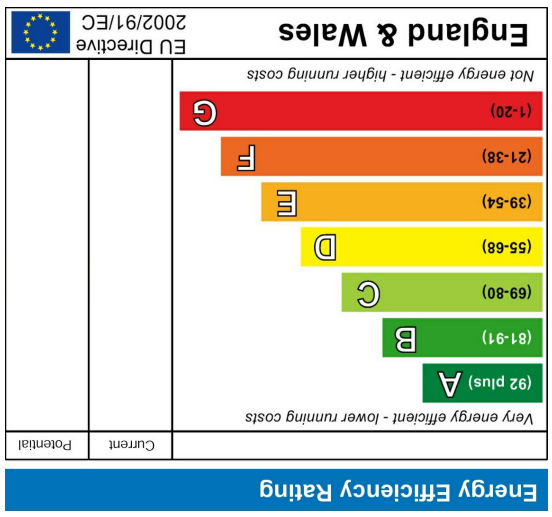




Council Tax Band - New Build





Plot 10, 7 Anvil Way, Emneth, PE14 8DN

£425,000

- New detached House
- 4 Bedrooms
- 2 En-Suites, Family Bathroom & Cloakroom
- Open Plan Kitchen/Dining Room With Bi-Fold Doors Onto The Garden
- Living Room & Study
- Garage With Electric Door
- Air Source Central Heating
- Quartz Worktops & Integrated Bosch Appliances
- Electric Vehicle Charging Points

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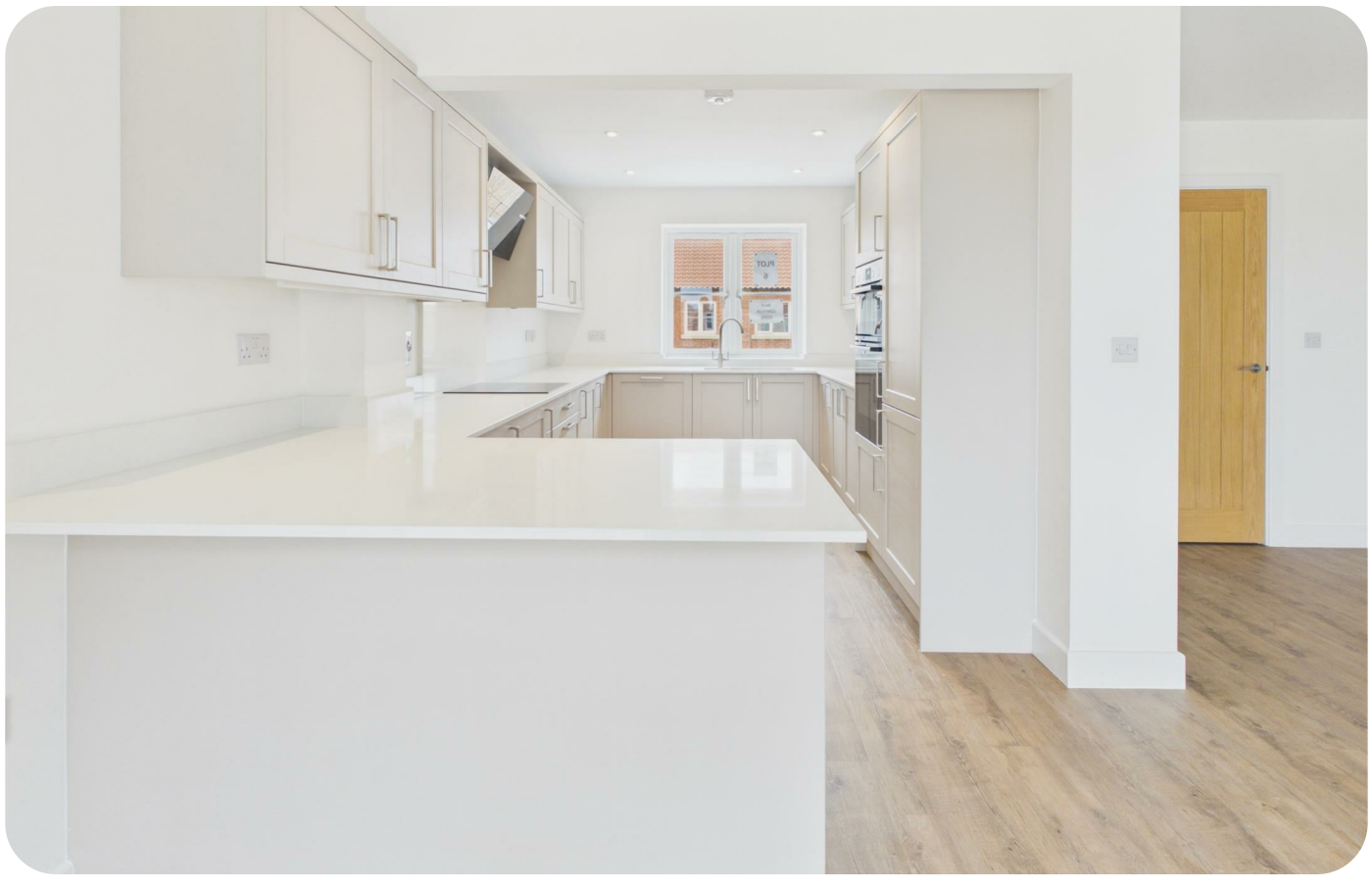
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Property Detail

This NEW traditionally built 4 bedroom detached house is located on a development site in the popular well served village of Emneth by local reputable builders B D UPTON. The property is finished to a HIGH STANDARD including FLOORING THROUGHOUT, underfloor air source central heating, integrated kitchen appliances, electric garage door, alarm system, quality sanitary ware and UPVC double glazed windows. Outside the property benefits from outside lighting and tap, generous gravel driveway, patio and fenced rear garden. Inside the property has a modern contemporary feel with an open plan kitchen/dining room with bi-folding doors out to the garden, living room, study, utility room, 4 bedrooms, two en-suite's and family bathroom. A REALLY GREAT NEW HOME FROM AWARD WINNING BUILDERS.

Agents Note: The internal photos, virtual tour and floor plan are from a similar plot and exact specifications should be clarified prior to purchase.















Kitchen/Living/Dining Room
22'8" x 18'0"

Living Room
15'10" x 11'10"

Utility Room
5'11" x 7'5"

Study
9'1" x 7'6"

Landing
12'3" x 7'5"

Bedroom 1
9'10" x 15'6"

Bedroom 2
15'10" x 11'10"

Bedroom 3
8'3" x 11'9"

Bedroom 4
8'7" x 10'2"

Bathroom
6'8" x 6'0"

En-Suite 1
3'7" x 7'1"

En-Suite 2
5'10" x 6'0"

WC
5'4" x 2'8"

Front Exterior

Rear Garden