



Beccelm Drive
Crowland, Peterborough, PE6 0AG

Guide Price £350,000 - Freehold , Tax Band - D



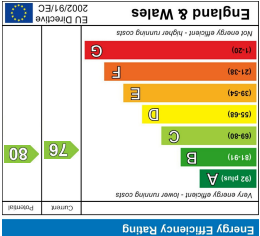
Floor Plan



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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*** Guide Price £350,000 - £365,000 ***

Nestled in the serene Beccelm Drive, within the charming market town of Crowland, Peterborough, this exquisite four-bedroom detached family home presents a remarkable opportunity for discerning buyers. Built by Persimmon, this property boasts a stylish and modern decor throughout, ensuring a welcoming atmosphere from the moment you step inside.

Upon entering, you are welcomed by a spacious and airy entrance hall that sets the tone for the rest of the home. From here, you'll find two beautifully appointed reception rooms, ideal for both relaxing with family and entertaining guests. A modern two-piece cloakroom adds convenience, while the converted garage offers a practical and versatile space, perfect for a workshop or additional storage. The generous living room features an elegant fireplace and surround, creating a warm and inviting atmosphere. At the heart of the home lies the luxurious, fully fitted kitchen diner, complete with a matching breakfast bar and bespoke lighting — an ideal space for family gatherings and social occasions. A separate utility room further enhances the practicality of the home. Upstairs, a galleried landing leads to four generously sized bedrooms. The master suite serves as a true retreat, boasting an en-suite shower room for added comfort. A modern family bathroom with a three-piece suite serves the remaining bedrooms.

Step outside to discover a tranquil rear garden, beautifully landscaped with lush lawns, mature borders, and an array of fruit trees. The covered pergola offers a charming space for alfresco dining, while a separate garden shed and additional side storage provide extra functionality. At the front, a spacious driveway offers ample parking for up to four vehicles, ensuring both family and guests are well accommodated.

Entrance Hall
4.17 x 0.93 (13'8" x 3'0")

Living Room
4.73 x 3.14 (15'6" x 10'3")

WC
1.55 x 0.79 (5'1" x 2'7")

Kitchen Diner
2.50 x 7.76 (8'2" x 25'5")

Utility Room
1.74 x 2.46 (5'8" x 8'0")

Landing
4.39 x 1.87 (14'4" x 6'1")

Master Bedroom
3.47 x 3.22 (11'4" x 10'6")

En-Suite To Master Bedroom
1.65 x 1.77 (5'4" x 5'9")

Bedroom Two
3.17 x 3.21 (10'4" x 10'6")

Bedroom Three
2.35 x 2.64 (7'8" x 8'7")

Bathroom
2.15 x 1.67 (7'0" x 5'5")

Bedroom Four
2.18 x 2.55 (7'1" x 8'4")



EPC - C
76/80

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 55Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL

