



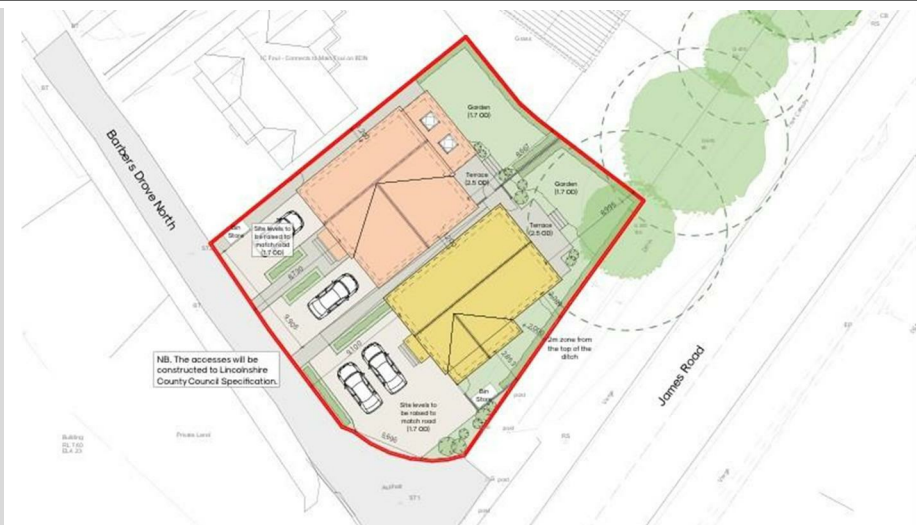
NEW BUILD BARBERS DROVE NORTH, CROWLAND, PE6 0BE



£475,000

BRAND NEW FAMILY HOME

- BRAND NEW DETACHED HOME
- FOUR BEDROOMS
- ENSUITE AND BATHROOM
- UTILITY & CLOAKROOM
- 10 YEAR NEW BUILD WARRANTY
- INTEGRAL GARAGE AND DRIVEWAY
- 1763 SQFT
- OPEN PLAN DINING/KITCHEN/FAMILY ROOM



PROPERTY HIGHLIGHTS

*** BRAND NEW FAMILY HOME *** Coming Soon! Stunning individual detached family home currently under construction in Crowland. The property will be finished to a high specification, Accommodation includes four bedrooms, ensuite to master, family bathroom. Open plan kitchen / dining / family room, utility room, lounge and cloakroom. Single garage. Early reservation advised. Anticipated completion November 2026

Agents Note - These particulars are for reference only. Government schemes are at the discretion of the third parties and neither Rosedale nor the vendor has any influence. Specifications for individual dwellings vary and you should check final details prior to committing to a purchase. All images including maps and floor plans are for reference only and are not to scale.

🛏 4 Bedrooms 🚿 2 Bathroom 🪑 2 Reception



SERVICES & UTILITIES

Tenure: Freehold **Council Tax Band:** New Build

For the **MATERIAL INFORMATION REPORT** on this property select the link
- 28514071

Or alternatively speak to your Rosedale agent who will be able to help you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Interested in viewing this property?

0330 174 4599

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

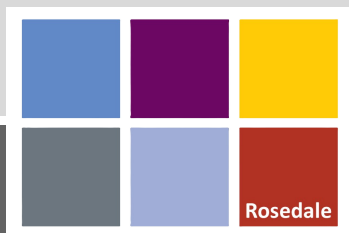
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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