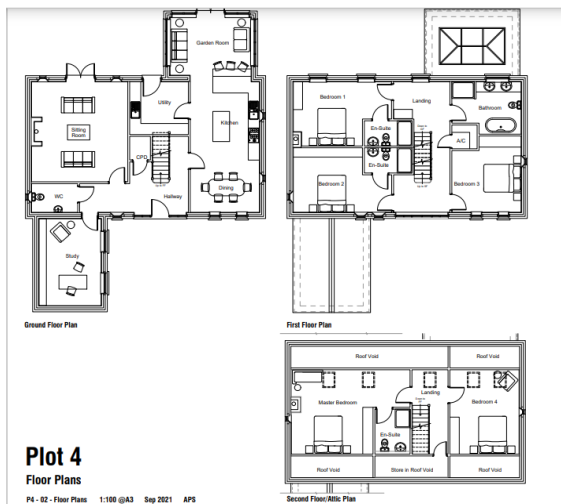




4 Emerson Court, Fen Road, Holbeach PE12 8FE

£775,000



*** PLOT 4 STUNNING BRAND NEW STONE BUILT 3 STOREY DETACHED HOUSE *** "Available 3rd Quarter 2024, this five double bedroom detached house is well located around the outskirts of Holbeach and will be approximately 2,744 square feet in size. The ground floor of the property will feature a generous Kitchen/Dining/Garden room featuring an island located in the centre. Coming off the kitchen you can enter the garden room that will feature double doors opening out to the garden. The Master bedroom will feature an ensuite, with a further ensuite to bedrooms one and two. Furthermore the home will have an air source heat pump and underfloor heating. Externally there will be a double garage and an electric car charging point. with gardens front and rear. Emerson Court development will feature a combination of five executive family houses set on a private enclave. EPC currently unavailable."

HOLBEACH

The town of Holbeach is located 8.1 miles East of Spalding and 24 miles north of the city of Peterborough, on the A17. The town is well serviced with a wide variety of shops, public houses and restaurants as well as the very popular Holbeach College. Wide range of schools and the university academy Holbeach

ENTRANCE HALL

This property will have an entrance door and as you enter there will be a hall with doors leading to lounge, study, cloakroom and Kitchen/Diner. Stairs will be to the rear of the hall .

KITCHEN / DINING / GARDEN ROOM

14' 2" x 14' 3" (4.32m x 4.34m) Garden Room/Diner
21' 8" x 12' 0" (6.60m x 3.66m) Kitchen Area

Open Plan room.

Garden Room
Double doors leading to the rear garden and windows to side aspect.

Kitchen
Fitted with a modern range of wall and base unit with integrated appliances, central island and a breakfast bar.

Dining Area
Windows to front and side aspect.

UTILITY ROOM

10' 0" x 9' 2" (3.05m x 2.79m) Door leading to the rear garden.

LOUNGE

16' 9" x 17' 6" (5.11m x 5.33m) Double doors to the rear garden, windows to rear aspect.

STUDY

16' 0" x 10' 8" (4.88m x 3.25m) Windows to front aspect.

CLOAK ROOM

Wash hand basin and low level WC

FIRST FLOOR LANDING

Stunning floor to ceiling glazed window to front aspect.

BEDROOM ONE

11' 1" x 12' 0" (3.38m x 3.66m) Windows to rear aspect.

ENSUITE

Comprising of a shower cubicle, low level WC and wash hand basin.

BEDROOM TWO

12' 1" x 13' 6" (3.68m x 4.11m) Window to front aspect

ENSUITE

Comprising of a shower cubicle, low level WC and wash hand basin.

BEDROOM THREE

16' 6" x 11' 5" (5.03m x 3.48m) Window to front aspect

BATHROOM

Comprising of a five piece suite, low level WC, his and hers wash hand basin, shower cubicle and free standing bath.

2ND FLOOR LANDING

Doors to bedroom four and five.

BEDROOM FOUR

14' 5" x 14' 3" (4.39m x 4.34m) Velux roof windows

BEDROOM FIVE

15' " x 14' 4" (NaNm x 4.37m) Velux roof windows

ENSUITE

Comprising Low level WC, wash hand basin and shower cubicle.

DOUBLE GARAGE

Drive way leading to double garage with up and over doors.

OUTSIDE

To the front and rear of the property are gardens and a drive way leading to the garage.

FLOOR PLAN

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

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.

