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DIRECTIONS

From Kings Lynn proceed along the A47 towards Wisbech and continue along the dual carriage way. Take the 2nd exit signposted Terrington St John turn left, then 1st left onto Cherry Tree Drive where the property can be found on the left hand side easily identified by our For Sale board.

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		

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



Plot 5, 9 Cherry Tree Drive Terrington St John Wisbech Cambs PE14 7EW

**NEW BUILD FIVE BEDROOM DETACHED HOUSE WITH GARAGE & DRIVEWAY.
NO CHAIN - NEW BUILD.**

Terrington St John

£400,000 Freehold

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ENTRANCE HALL Tiled floor. Stairs to first floor.	21'5 x 4'8 (6.53m x 1.42m)
CLOAKROOM Two piece suite comprising wash hand basin and w.c. Tiled floor.	7'9 x 3'1 (2.36m x 0.94m)
LOUNGE TV Point. Power Points. Window to front and side aspects. Leads onto:	20'8 x 14'9 (6.30m x 4.50m)
OPEN PLAN KITCHEN/DINER Range of matching wall, base and drawer units, stainless steel sink and drainer with hot and cold mixer tap. Integrated double electric oven, four ring electric hob with extractor above and integrated dishwasher. Tiled floor. Window to rear aspect. French doors to rear garden.	23'3 x 13'10 (7.09m x 4.22m)
UTILITY Selection of base units. Space for washing machine. Selection of Power Points. Door to garage. Doors to side and rear. Window to rear aspect.	9'11 x 6'8 (3.02m x 2.03m)
GALLERIED LANDING Airing cupboard.	13'3 x 7'9 (4.04m x 2.36m)
BEDROOM 1 Double radiator. Power Points. TV Point. Window to front aspect.	13'0 x 11'0 (3.96m x 3.35m)
DRESSING ROOM	8.9 x 6'2 (2.44m.2.74m x 1.88m)
EN-SUITE SHOWER ROOM Shower enclosure with Thermo Rainfall shower with hand held attachment, vanity wash hand basin and w.c. Heated towel rail. Tiled floor.	8'3 x 4'0 (2.51m x 1.22m)
BEDROOM 2 Double radiator. Power Points. TV Point. Window to front aspect.	12'2 x 10'9 (3.71m x 3.28m)
BEDROOM 3 Double radiator. Power Points. TV Point. Window to rear aspect.	13'9 x 10'8 (4.19m x 3.25m)
BEDROOM 4 Double radiator. Power Points. TV Point. Window to rear aspect.	13'6 x 12'5 (4.11m x 3.78m)
BEDROOM 5 Double radiator. Power Points. TV Point. Window to rear aspect.	13'8 x 10'4 (4.17m x 3.15m)
BATHROOM Three piece suite comprising bath with Thermo shower over, wash hand basin and w.c. Heated towel rail. Tiled floor.	10'0 x 7'8 (3.05m x 2.34m)
SINGLE GARAGE Electric up & over door.	
FRONT GARDEN Mainly laid to lawn with footpath leading to front door. Gravel area providing ample parking.	
REAR GARDEN Fully enclosed, mainly laid to lawn.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	

Brittons are delighted to market the first phase of this development situated in Terrington St John. The properties are being completed to a high standard by a very well respected local developer. The properties offer an open plan kitchen diner with integrated appliances such as cooker, hob and dishwasher and feature French doors leading to the rear garden. A separate lounge, entrance hall, cloakroom, utility room and integral garage are also to the ground floor. To first floor is a double bedroom with dressing room and en-suite, four further bedrooms and family bathroom. The outside of the property offers a front garden with ample off road parking and a fully enclosed rear garden. Photographs representative of a similar five bedroom properties on the development. No Upward Chain.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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