

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



Floor 0

Garage 2.47 x 5.30 m

Entrance Hall 1.12 x 6.63 m

Living Room 3.19 x 4.85 m

Office 2.89 x 2.23 m

Kitchen Diner 7.26 x 4.26 m

WC 1.45 x 0.97 m

Utility Room 2.05 x 1.60 m

Floor 1

Master Bedroom 3.35 x 4.02 m

Bedroom Two 3.01 x 4.65 m

Bedroom Three 4.25 x 2.83 m

Bedroom Four 2.89 x 2.83 m

En-suite 2.33 x 1.33 m

Bathroom 3.03 x 1.98 m

Landing 3.86 x 2.95 m

Approximate total area 150.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS PAS5

Floor plan is provided for illustration

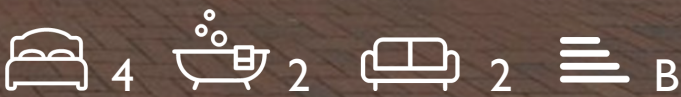
approximate and not to scale. This

32 standard measurements are

GIRAFFE360

Only

Floor Plan



Orwell Court

Crowland, Peterborough, PE6 0GS

Immaculately presented and significantly upgraded throughout, this exceptional four double bedroom detached home is offered in better-than-show-home condition. Built in 2022 and tucked away within an exclusive cul-de-sac, the property boasts a stunning upgraded kitchen/dining room, stylish interiors with bespoke finishes, luxurious bathrooms, landscaped Mediterranean-inspired gardens, a home office, integral garage and driveway parking. An outstanding turnkey family home in one of Crowland's most desirable modern developments.

Nestled within the charming and historic market town of Crowland, Orwell Court presents an exceptional opportunity to acquire a beautifully appointed detached family home, constructed in 2022 and presented in truly immaculate, better-than-show-home condition. Occupying an enviable position within a small, private residential cul-de-sac, this outstanding home offers an ideal combination of luxury, privacy and modern family living. From the moment you step inside, the exceptional standard of presentation is immediately evident. A spacious and welcoming entrance hall showcases bespoke flooring, elegant oak internal doors and premium finishes throughout, setting the tone for the quality that continues across the entire home. The thoughtfully designed ground floor offers two versatile reception rooms, including a stylish home office, perfectly suited to modern hybrid working. The elegant living room provides a relaxing retreat, while the impressive 15ft kitchen/dining room forms the heart of the home, featuring high-quality upgraded fittings and enjoying views over the beautifully landscaped Mediterranean-inspired rear garden. Designed for both everyday family life and effortless entertaining, this space seamlessly blends style with practicality. Since its original construction, the property has been significantly enhanced with an extensive programme of carefully selected upgrades, including bespoke finishes, premium kitchen and bathroom appointments, upgraded flooring and professionally landscaped gardens, resulting in a home of exceptional quality throughout. A contemporary cloakroom and integral garage provide additional practicality, with the garage also offering excellent potential for conversion, subject to the necessary consents. The first floor continues to impress with a generous landing leading to four well-proportioned double bedrooms. The superb principal suite benefits from a luxurious en-suite shower room, creating a peaceful sanctuary, while the remaining bedrooms are served by an elegant four-piece family bathroom featuring a striking freestanding designer bath, adding a touch of boutique hotel luxury. Externally, the property is equally impressive. A block-paved driveway provides off-road parking for two vehicles, while the beautifully landscaped rear garden has been thoughtfully designed to create a private Mediterranean-style oasis, offering the perfect setting for outdoor dining, entertaining and relaxing. Finished to an exceptional standard, with immaculate presentation and a wealth of high-quality upgrades rarely found in a home of this age, this is a truly outstanding family residence in one of Crowland's most desirable modern developments. Early viewing is highly recommended to fully appreciate the quality, specification and lifestyle on offer.

- Entrance Hall
1.12 x 6.63 (3'8" x 21'9")
- Living Room
3.19 x 4.85 (10'5" x 15'10")
- Office
2.89 x 2.23 (9'5" x 7'3")
- Kitchen Diner
7.26 x 4.26 (23'9" x 13'11")
- Utility Room
2.05 x 1.60 (6'8" x 5'2")
- WC
1.45 x 0.97 (4'9" x 3'2")



- Landing
3.86 x 2.95 (12'7" x 9'8")
- Master Bedroom
3.35 x 4.02 (10'11" x 13'2")
- En-Suite To Master Bedroom
2.33 x 1.33 (7'7" x 4'4")
- Bedroom Two
3.01 x 4.65 (9'10" x 15'3")
- Bathroom
3.03 x 1.98 (9'11" x 6'5")
- Bedroom Three
4.25 x 2.83 (13'11" x 9'3")
- Bedroom Four
2.89 x 2.83 (9'5" x 9'3")
- Garage
2.47 x 5.30 (8'1" x 17'4")
- EPC - B
85/82
- Tenure - Freehold
- IMPORTANT LEGAL INFORMATION
- Construction: Standard
- Accessibility / Adaptations: Wide Doorways
- 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 (answer yes if there are restrictions, eg does not allow pets): 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: Yes
- Registered easements: Not Known
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Integral Garage, Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fixed Wireless
- Internet Speed: up to 5500Mbps
- 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.