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31 Walken Way
Crowland Peterborough PE6 0GJ

Offers in excess of £250,000

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A fantastic opportunity to acquire a beautifully presented three-bedroom semi-detached home, built by Wheatley Homes in 2024, offered to the market at £259,500 with NO FORWARD CHAIN.







Having been built only recently, this property offers the considerable benefits of a modern home without the delays and uncertainty often associated with purchasing directly from a new-build development. There is no waiting for construction to be completed, no lengthy completion timescales and, importantly, the property has already had the opportunity to be settled and improved by its current owners.

The property also benefits from approximately 8 years remaining on its NHBC warranty, providing additional peace of mind for the incoming purchaser.

The accommodation is arranged over two floors and provides a practical and well-balanced layout, making this an ideal home for first-time buyers, young families or those looking for a modern, low-maintenance property.

The property also benefits from off-road parking for two vehicles to the front, together with thoughtfully landscaped front and side gardens.

The front door opens into a welcoming Entrance Hall, providing access to the principal ground-floor rooms and stairs rising to the first floor.

The Lounge is a particularly good-sized reception room, measuring approximately 3.21m x 5.16m, providing a comfortable and versatile space for relaxing and entertaining.

To the rear is the impressive Kitchen/Diner, measuring approximately 2.64m x 5.15m. This is a sociable and practical space with ample room for both kitchen facilities and a dining area, with access towards the rear garden.

A convenient W/C completes the ground floor.

The first floor offers three bedrooms, comprising two doubles and a single bedroom.

The principal Bedroom One measures approximately 3.23m x 3.05m and benefits from its own En-Suite Shower Room, providing an additional level of privacy and convenience.

Bedroom Two, also a double bedroom, measures approximately 2.68m x 3.05m, whilst Bedroom Three, measuring approximately 2.68m x 1.99m, is ideally suited as a child's bedroom, nursery, home office or dressing room.

A well-appointed Family Bathroom completes the first-floor accommodation.

To the front of the property is off-road parking for two vehicles, providing convenient private parking immediately outside the house.

The front and side gardens have been thoughtfully landscaped, creating an attractive and well-maintained approach to the property.

The enclosed rear garden has also been considerably improved and provides a low-maintenance outdoor space with a combination of Porcelain patio and lawn, creating an excellent area for outdoor dining, entertaining or simply enjoying the garden.

The property is situated within the popular historic town of Crowland, which occupies a unique position within the Lincolnshire Fens, close to the River Welland. Despite its semi-rural setting, Crowland offers a good range of everyday amenities and is well placed for access to the larger centres of Peterborough and Spalding.

Local facilities include South View Community Primary School, local childcare provision, GP and medical facilities, pharmacy services, convenience stores, independent shops, cafés and places to eat. The town also benefits from the Crowland Leisure & Wellbeing Centre, providing local sporting and fitness facilities.

For day-to-day shopping, residents have a choice of local convenience stores and independent businesses within the town centre, whilst larger shopping and leisure requirements are readily catered for in Peterborough, approximately 10 miles to the south-west. Peterborough offers extensive shopping, restaurants, entertainment, employment opportunities, schools, healthcare facilities and excellent transport connections.

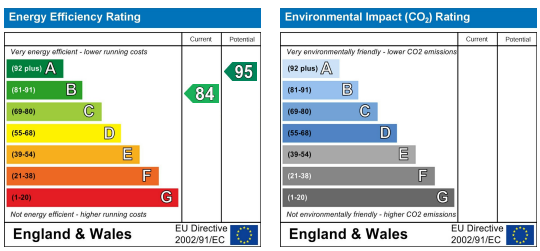
Area Map



Floor Plans



Energy Efficiency Graph



Purchasers should not rely on any written, photographic or floorplan information contained in these details, as they do not form any part of a contract