



Poplar Gardens

Eastrea

BROWN & CO



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Brown & Co. offers an executive development of 17no. new dwellings of superior quality by Aspects Homes.

The properties are a mix of single and two storey dwellings with designs that include 2, 3, and 4-bedroom layouts, offering homes that seamlessly blend contemporary living spaces with traditional design elements. The properties will all be finished to the exceptional standard Aspects Homes are known for.



Location

Eastrea and Whittlesey are located in Cambridgeshire, offering a mix of rural surroundings and convenient connections. Whittlesey is a historic market town known for its Straw Bear Festival, celebrating local customs. Eastrea, a nearby village, features the historic Eastrea Cross, reflecting its long history. The Eastrea Centre, a modern community hub, hosts a variety of events, activities, and facilities for residents, making it a focal point for local gatherings. St. Mary's Church in Whittlesey, dating back to the 13th century, highlights the area's heritage. Whittlesey railway station (known as Whittlesea) provides direct services to Peterborough, Cambridge, and London, making the area accessible for commuters.

Peterborough is a short drive away, offering shopping, dining, and services. Families have access to local schools, including Sir Harry Smith Community College. The surrounding Fenlands provide opportunities for outdoor activities, making Eastrea and Whittlesey appealing for homebuyers.

The Developer

With over 20 years of experience in the construction industry, Aspects Homes has established a strong reputation for delivering high-quality residential developments. Their commitment to excellence is evident in their ability to combine value for money with exceptional standards in every project they undertake – and deliver it on time. Aspects Homes employs modern building methods to achieve high levels of energy efficiency while ensuring that their developments complement the surrounding area. They adhere to sustainable building standards, including the Code for Sustainable Homes, and integrate lifetime homes design principles, creating spaces that are practical, sustainable, and aesthetically pleasing. The company's focus on forging lasting relationships with clients enables them to tailor every project to specific needs and budgets. By adopting a “build as if for themselves” philosophy, Aspects Homes consistently delivers properties that reflect thoughtful design, attention to detail, and a high-quality finish.

As a registered house builder with NHBC and Premier Guarantee, Aspects Homes offers the reassurance of working to the highest standards in the industry, ensuring peace of mind for homebuyers.

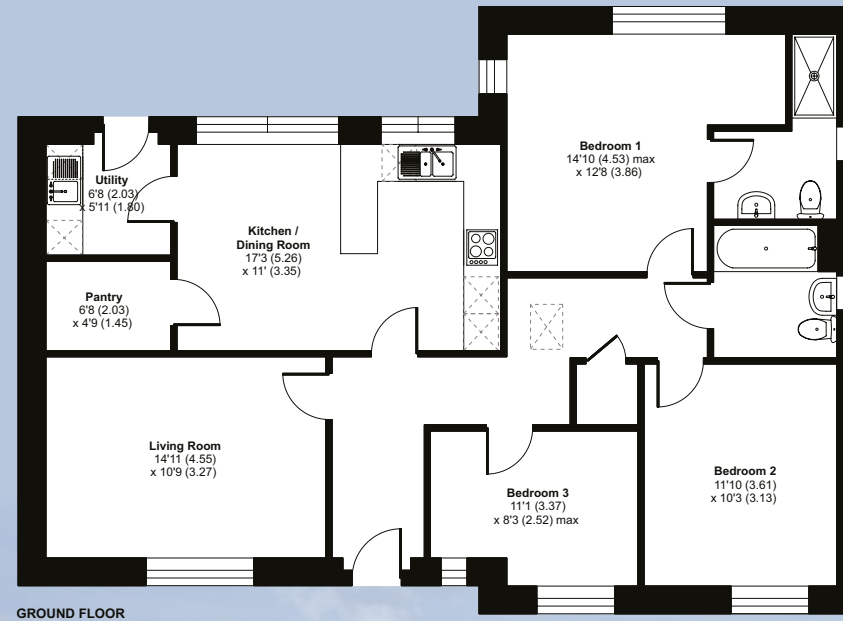
The Setting

The properties form a thoughtfully planned development of 17 new homes located off Coates Road, offering convenient access to the Eastrea Centre and nearby amenities. The development has been carefully designed to provide a variety of home styles, catering to different preferences and needs.

Each plot has been planned to make the best use of space, ensuring generous garden areas and practical layouts. The mix of home designs enhances the overall appearance of the development while prioritising personal privacy and functionality. This combination of well-considered design and location makes the development an attractive choice for a range of buyers.

The Houses

The properties are a mix of single and two storey dwellings. The designs include 2, 3, and 4-bedroom layouts, offering homes that seamlessly blend contemporary living spaces with traditional design elements. The properties will all be finished to the exceptional standard Aspects Homes.



PLOT 1

Approximate Area =
1076 sq ft / 99.9 sq m

For identification only - Not to scale



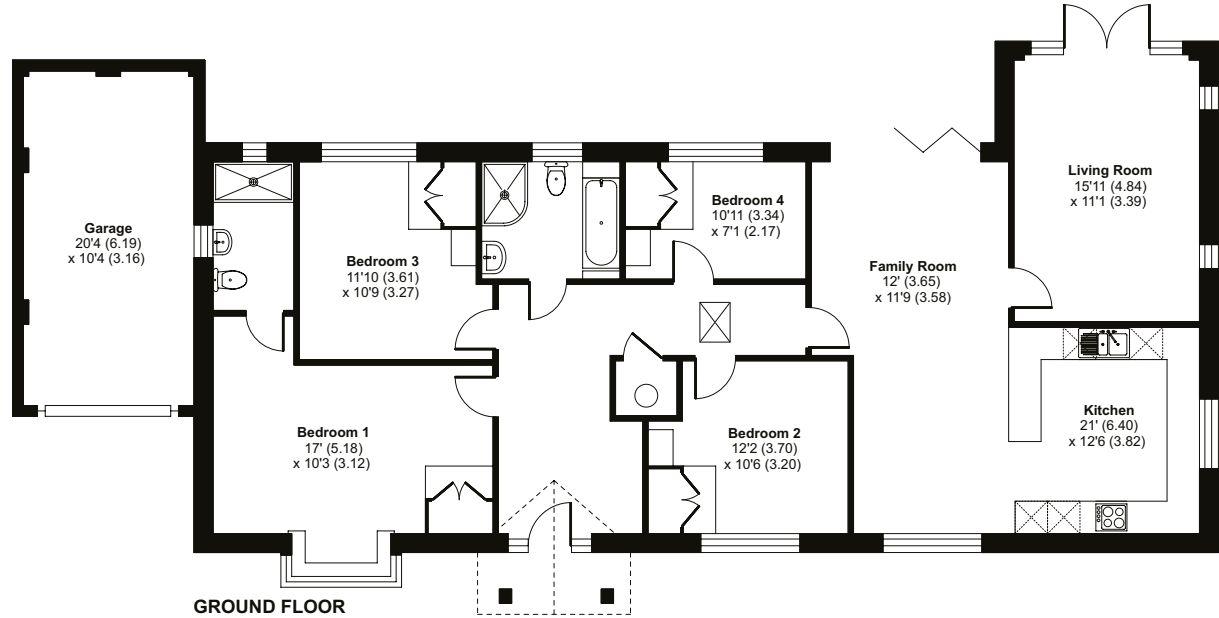
PLOT 3

Approximate Area = 1437 sq ft / 133.5 sq m

Garage = 211 sq ft / 19.6 sq m

Total = 1648 sq ft / 153.1 sq m

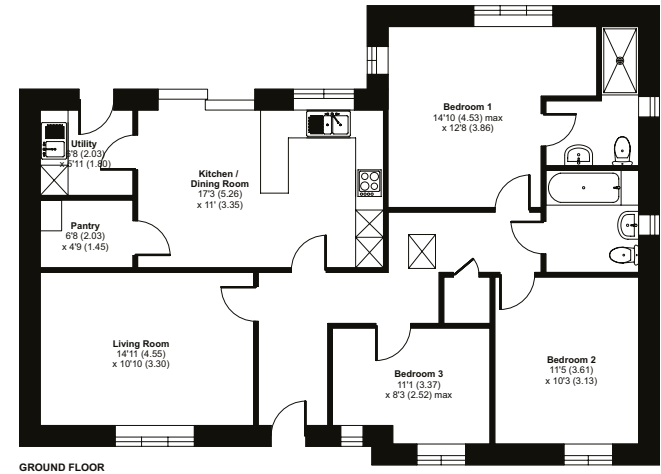
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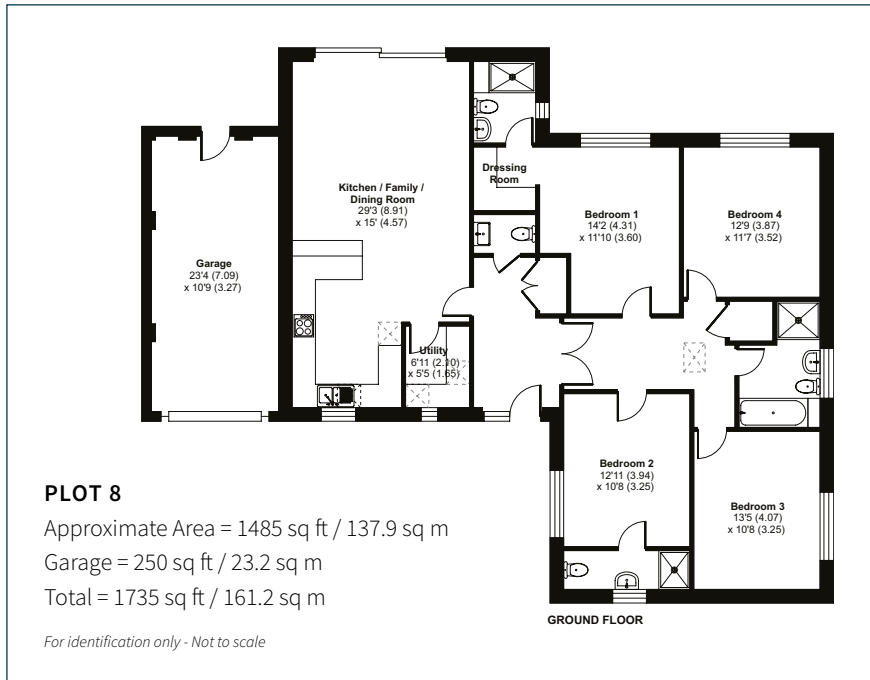
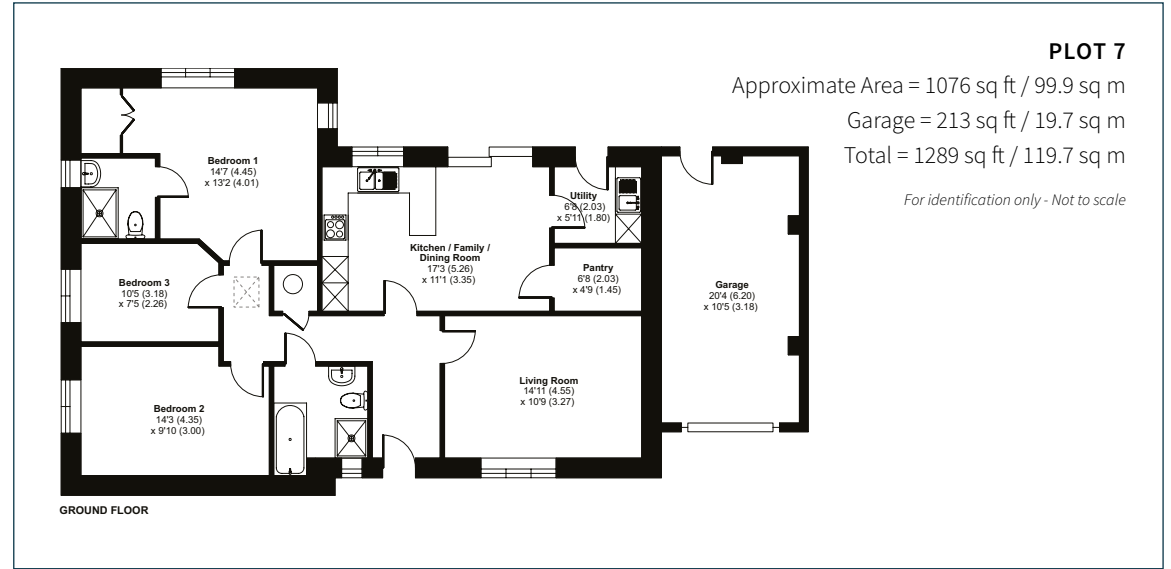


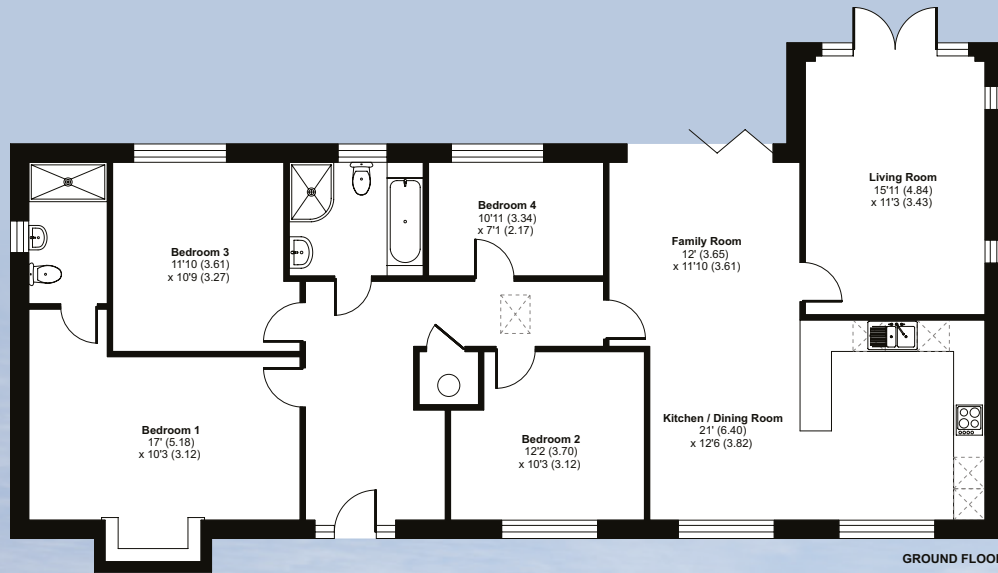
PLOT 4, 5 & 6

Approximate Area =
1076 sq ft / 99.9 sq m

*For identification only -
Not to scale*





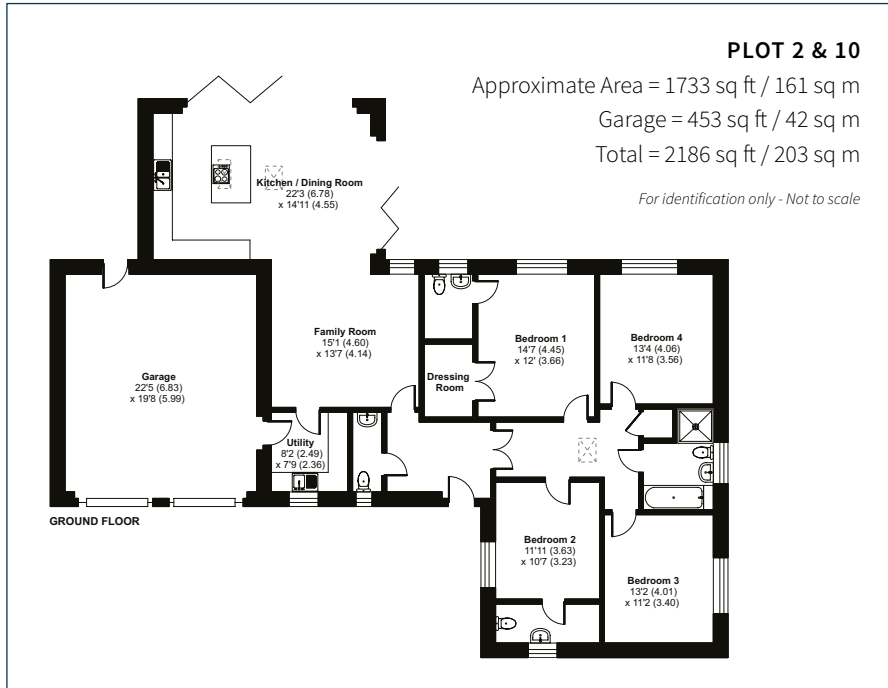


PLOT 9

Approximate Area =
1429 sq ft / 132.7 sq m

For identification only - Not to scale

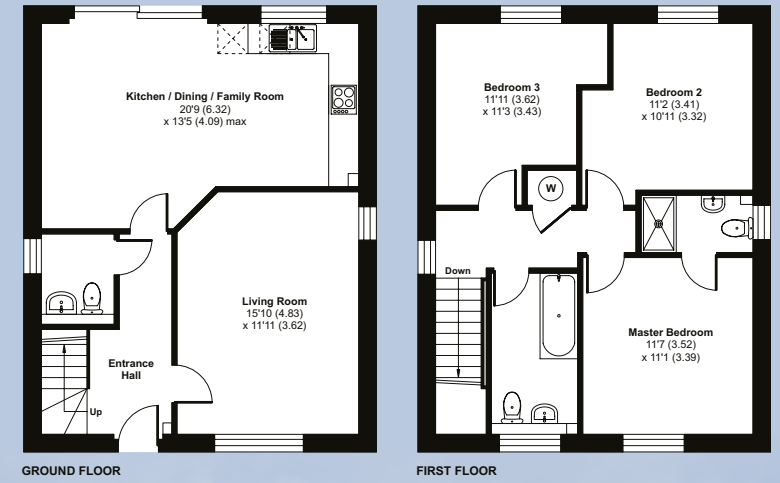


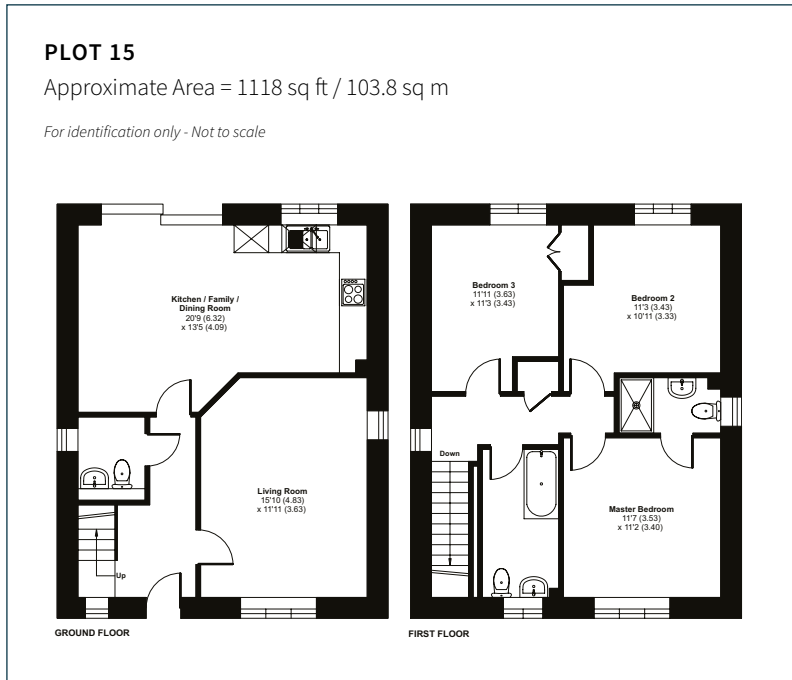
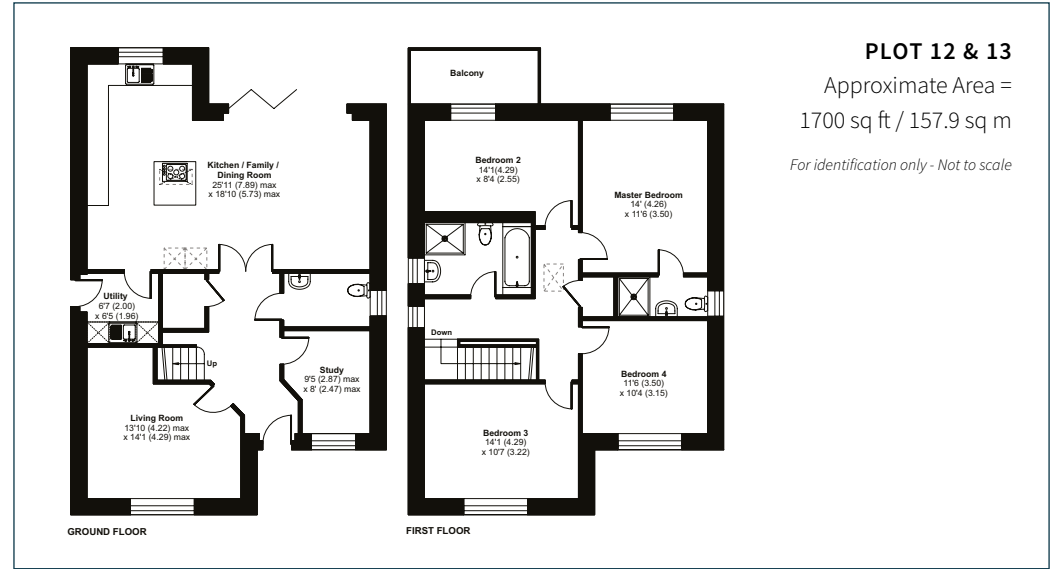


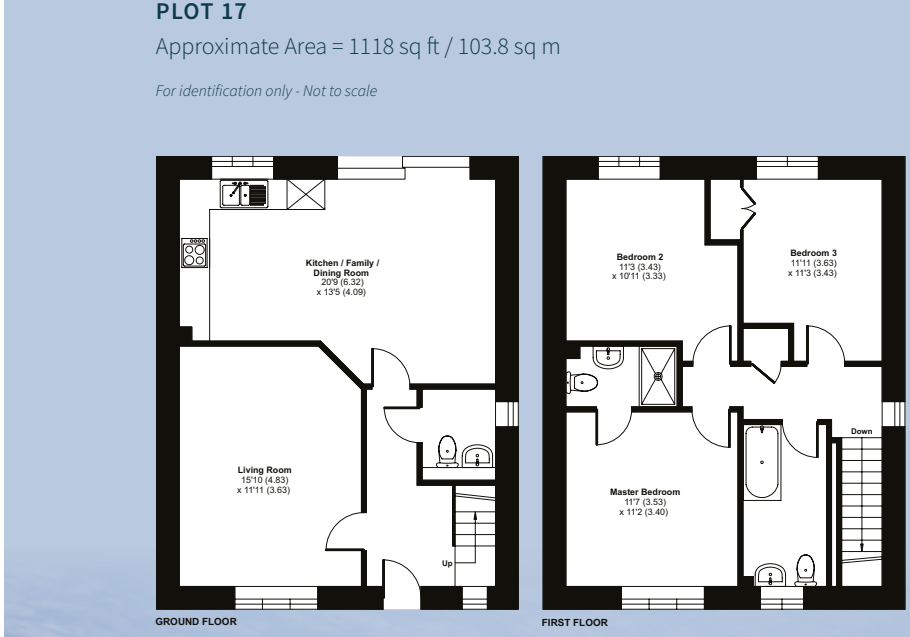
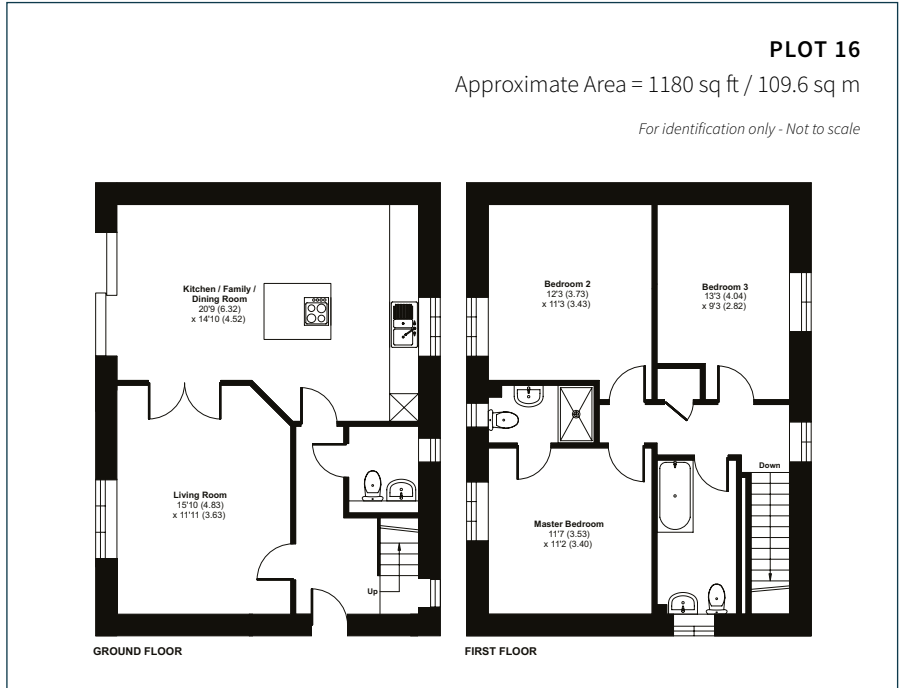
PLOT 11 & 14

Approximate Area = 1112 sq ft / 103.3 sq m

For identification only - Not to scale









Guide Specification

Specification highlights include:

INTERIOR

- Air source zoned underfloor heating (ground floor in houses)
- LED downlights
- Fully fitted quality kitchen units
- Quartz worktops
- Integrated appliances in the kitchen
- Oak internal doors
- Hard-wired security alarm
- Tiled en-suite bathrooms
- High quality sanitary ware fittings in bathrooms

EXTERIOR

- Fencing where appropriate to front, gravel drive, landscaping.
- Fenced rear gardens
- Exterior PIR lighting
- Outside lighting and tap
- High quality, A rated, uPVC windows and composite door
- Slabbed area to front door
- Slabbed patios to rear
- Remotely operated garage doors
- Turfing quotes available by request
- New home warranty provided by ICW Building Warranties.

Agents Note

Aspects Homes offer a programme of continuous improvement and specifications are offered as a guide only. Internal and external design and finish, including fixtures and fittings are subject to change without prior notice to the agent and interested parties are advised to check at the time of viewing.

Health & Safety

The properties are under construction on a working building site and under no circumstances are interested parties to visit the site without an appointment, entry will be refused. Any unattended access is strictly forbidden.

Viewers should be careful and vigilant whilst on the property, suitable footwear should be worn when viewing. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

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