



Primrose Drive, Oundle Peterborough
£320,000 Freehold

**Sharman
Quinney**

Key Features



- Brand New Home
- Master Bedroom with Ensuite
- Town House Living
- Open Plan
-

The Beech is a beautifully designed three-storey family home, thoughtfully arranged to offer the perfect balance between sociable living spaces and peaceful retreats.

On the ground floor, a welcoming sitting room provides a comfortable place to relax, while the spacious open-plan kitchen and dining area forms the heart of the home. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living, ideal for everyday family life and entertaining guests. A convenient cloakroom completes the ground floor accommodation.

The first floor offers two generously sized

bedrooms, served by a stylish family bathroom, making an ideal space for children, guests, or home working.

Occupying the entire second floor, the impressive principal bedroom provides a private sanctuary away from the rest of the home. This spacious suite benefits from its own en-suite shower room and a large dressing area, creating a luxurious and peaceful retreat.

Combining practical family living with thoughtfully designed spaces,

The Beech is a home that effortlessly adapts to modern lifestyles while offering comfort, flexibility, and style throughout.

Maximum Dimensions

Entrance Hall

Kitchen / dining room 4.74 x 2.91 (15' 7" x 9' 7")

Sitting room 4.00 x 3.72 (13' 1" x 12' 2")

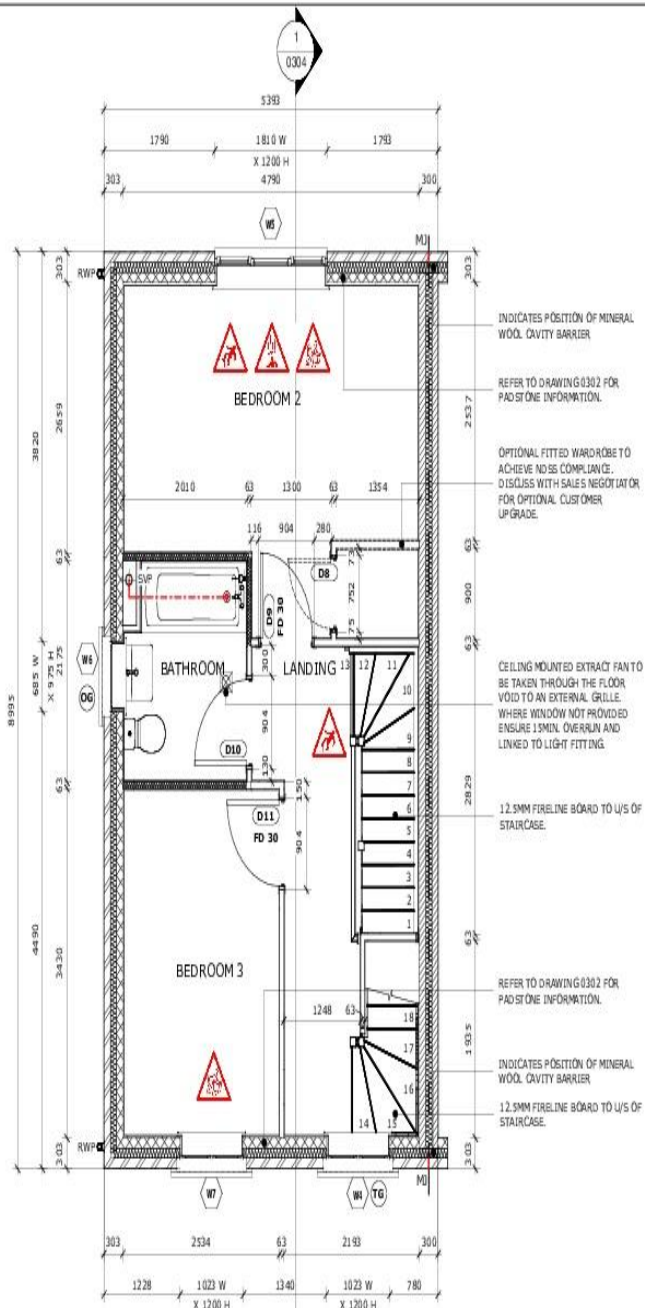
Landing

Bedroom 1 3.62 x 3.02 (11' 8" x 9' 9")

Bedroom 2 4.74 x 2.50 (15' 7" x 8' 2")

Bedroom 3 3.39 x 2.49 (11' 2" x 8' 2")

Agents Note; Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to



FIRST FLOOR PLAN

ALL DIMENSIONS ILLUSTRATED ARE TAKEN TO BLOCKWORK FOR MASONRY WALLS AND OUTER FACE OF STUDWORK FOR LIGHTWEIGHT FRAME WALLS UNLESS STATED OTHERWISE.

WALL LEGEND



DENOTES 327.5MM THICK CAVITY WALL:
 - 102.5MM BRICK OUTER LEAF.
 - 100MM CAVITY WITH INSULATION TO SUIT LOCALITY AND
 CURRENT BUILDING REGS REQUIREMENTS.
 - 100MM THICK 3.6N/M³ STANDARD AIRCRETE
 BLOCKWORK.
 - 12.5MM PLASTERBOARD ON DABS WITH SKIM FINISH.



DENOTES 325MM THICK PARTY WALL:
 - 100MM THICK 3.6N/MM² STANDARD AIRCRETE
 BLOCKWORK.
 - 100MM CAVITY FULLY FILLED WITH INSULATION TO SUIT
 LOCALITY AND CURRENT BUILDING REGS REQUIREMENTS.
 - 100MM THICK 3.6N/MM² STANDARD AIRCRETE
 BLOCKWORK.
 - 12.5MM PLASTERBOARD ON DABS WITH SKIM FINISH.



DENOTES 5.88MM THICK NON-LOADBEARING PARTITION
 WALL:
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM
 FINISH.
 - 63MM X 38MM TIMBER STUDWORK AT 600MM CTRS.
 - 12.5MM GYPROC WALLBOARD WITH NOMINAL SKIM
 FINISH.



DENOTE 5.88MM THICK NON-LOADBEARING PARTITION WALL AS ABOVE BETWEEN BEDROOMS, OR ROOMS CONTAINING A WATER CLOSET TO INCORPORATE 65MM ISOVER ACOUSTIC PARTITION ROLL (APR 1200) AS PART OF BUILDING REGS.



BATHROOMS, EN-SUITE & CLOAKS TO SUBSTITUTE WALLBOARD WITH 15MM GYPROC MOISTURE RESISTANT BOARD FOR METAL STUDS AND 12.5MM MOISTURE RESISTANT BOARD FOR TIMBER STUDS (GREY HATCH).

KEY



TOUGHENED GLASS



EMERGENCY ESCAPE



OBSCURE GLAZING

scale		Group Standard		also	
1 : 50		8H, 9, 12H, 13, 66H, 67, 77H, 78		plot numbers	
house type		First Floor Plan		drawn by	
X309 - THE BEECH					
notability					
For Information				00	
project	program	volume	level	type	class number
OUNDL - BOV	C30901	FF	D2	A	AS - 0202



**Bovis
Homes**

The Beech

Do not scale from this drawing. Use written dimensions only. Any discrepancy or suggested modification is to be reported to Bovis Homes Ltd. © Bovis Homes Ltd.

view the property.

To view this property call Sharman Quinney on:
01832 274567

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 274567

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 SCAN ME



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