


# OPEN DAY

BRUNSWICK FIELDS - LONG SUTTON


SATURDAY 13<sup>TH</sup> JUNE 10AM-2PM



Pygott  
& Crone



Plot 39 The Yew, Brunswick Fields, 30  
Centurion Drove  
Long Sutton, Spalding, Lincolnshire, PE12 9AD



£275,000

## 3 Bedroom Detached House

- Freehold
- Brand New Development
- The Yew design
- Stylish three bedroom detached
- Integrated fridge freezer to kitchen
- Open plan living space
- Bi folding doors to the rear gardens
- Peace of mind 10 year warranty
- EPC Rating - TBC, Council Tax Band- TBC



Plot 114 The Yew - example of same house type

## Overview

**\*\*OPEN DAY Saturday 13th June 10am-2pm\*\*** The Yew is an attractive and contemporary three-bedroom detached home with a single garage. The property features a modern open-plan kitchen, dining, and living area, enhanced by bi-folding doors opening onto the rear garden. Notable features include an electric garage door, premium paving to the patio and footpaths, an integrated fridge freezer, induction hob, electric vehicle charging point.

The accommodation briefly comprises an entrance hallway, downstairs cloakroom, and a lounge which flows seamlessly into the open-plan kitchen diner with bi-folding doors to the rear. To the first floor are three well-proportioned bedrooms and a main family bathroom.

Plot 39.



Plot 114 The Yew - example of same house type

A collection of brand-new, high-specification homes offering a variety of designs and architectural styles to suit a wide range of buyers. A show home is available to view. Brunswick Fields is an exclusive new residential development located on the edge of the historic Fenland market town of Long Sutton. The development will offer a stylish selection of homes set on generous plots, thoughtfully designed to appeal to a range of buyers and budgets. Each property will be finished to a high specification, with careful attention to detail and the use of quality materials, fixtures, and fittings throughout. Depending on the stage of construction, purchasers may have the opportunity to personalise certain finishes.



Plot 114 The Yew - example of same house type



Plot 114 The Yew - example of same house type

Conveniently positioned less than half a mile from Long Sutton town centre, the development benefits from easy access to local amenities, schools, and road links. The location provides an excellent gateway to Norfolk, with the coastline less than an hour away. The A17, connecting Newark and King's Lynn, runs through Long Sutton, with King's Lynn offering direct rail services to London King's Cross. Norwich Airport is easily accessible via the A47, and the A1 can be reached in approximately 50 minutes.

Please note: A management company charge of £125 per annum applies. Specifications are subject to change. Floorplans and measurements are taken from architectural drawings and are provided for guidance purposes only. Individual properties may vary from the information shown here. All sizes are approximate and should not be used to measure for furnishings. Please refer to the site map for plot numbers for the house type. The dimensions are taken from the architect's plans and should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown. This information is for guidance only and does not form part of a contract. There is a site management company, and charge per year. Talk to us about costs. Internal images shown within this advert of from a Alder design home completed on another site to be used as an example. These images also show added extras and some fittings that may not be included as standard.



Plot 114 The Yew - example of same house type





Plot 114 The Yew - example of same house type







**Local Attractions**

1) Norfolk Coast	4) Springfields Gardens & Outlet
2) King's Lynn for shops	5) Ayscoughfee Hall
3) Baytee Owl & Garden Centre	6) Spalding Golf Club

**Nearby Transport Links**

A17, A47, A1101 King's Lynn for trains to Cambridge  
Peterborough for trains to Kings Cross

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## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



**Stonebow**  
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### Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



**Josh Campbell-Foreman**  
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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- THE FOXTAIL
- THE HAWTHORN
- THE HAZEL
- THE LIME
- THE MULBERRY
- THE PINE
- THE POPLAR
- THE TULIP
- THE WILLOW
- THE YEW



SS SUBSTATION

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Plot 39 The Yew, Brunswick Fields, 30 Centurion Drove, Long Sutton  
is on the market with our Spalding branch

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