



15 REDWOOD CLOSE

HOLBEACH, PE12 7FL

£254,950
FREEHOLD

Built in 2022, 15 Redwood Close is a modern three-bedroom detached family home located on the desirable Wignals Wood development in Holbeach. Designed with contemporary living in mind, this property offers a bright and spacious open-plan kitchen/diner, a comfortable lounge, three double bedrooms, and a modern family bathroom. The home benefits from high-quality finishes including oak internal doors, an electric garage door, integrated appliances, and bi-folding doors to the rear garden. With driveway parking and a 10-year NHBC warranty remaining from 2022, this property is perfect for families seeking a stylish, move-in ready home.

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- Built in 2022 with the balance of a 10-year NHBC warranty remaining
- Three double bedrooms
- Open-plan kitchen/diner with bi-folding doors to rear garden
- Lounge with front-facing window and open-plan layout
- Electric garage door with driveway parking
- Integrated fridge freezer
- Oak internal doors throughout
- Family bathroom with modern fixtures
- Bright landing with built-in storage cupboard
- Located on the Wignals Wood development, close to Holbeach town centre and major road links



Description

15 Redwood Close – Exceptional Three-Bedroom Detached Family Home
Price: £265,000
Tenure: Freehold
Location: Wignals Wood, Holbeach
Built: 2022

Step inside 15 Redwood Close, a beautifully designed three-bedroom detached family home built in 2022, offering a perfect balance of contemporary style and practical living. Situated on the sought-after Wignals Wood development in Holbeach, this property delivers space, light, and a high-quality finish throughout.

Whether you're entertaining family and friends in the open-plan kitchen/diner or relaxing in the spacious lounge, this home offers a lifestyle you'll love. Thoughtfully designed with modern living in mind, 15 Redwood Close also benefits from a garage with electric door, oak internal doors, and bi-folding doors opening onto a private rear garden — bringing the outside in.

Ground Floor

Entrance Hall

A welcoming entrance with a side window, stairs rising to the first floor, and access to the main ground floor rooms.

Downstairs WC (1.70m x 1.02m)

A practical cloakroom with WC and wash basin, ideal for guests.

Open-Plan Kitchen/Diner (4.04m x 5.64m)

The heart of the home – this bright and spacious 'L'-shaped kitchen/diner is fitted with an integrated fridge freezer, ample storage, and space for a dining table. Bi-folding doors lead directly out to the rear garden, creating a seamless flow for indoor/outdoor living and perfect for summer barbecues or entertaining.

Lounge (3.61m x 3.33m)

A cosy yet airy living space with a front-facing window, open-plan access to the kitchen/diner, and plenty of room for family seating.

Garage

A secure garage with an electric up-and-over door, additional personal side access, and driveway parking in front.

First Floor

Landing (4.69m x 2.11m)

Bright and spacious landing area with a rear-facing window and built-in storage cupboard.

Bedroom One (5.79m x 2.77m)

A generously proportioned principal bedroom with plenty of space for wardrobes and furniture, perfect as a peaceful retreat.

Bedroom Two (2.97m x 3.61m)

Rear-facing double bedroom with built-in storage – ideal for children, guests, or as a home office.

Bedroom Three (3.29m x 3.35m)

Another well-sized double bedroom to the front with a storage cupboard, offering flexibility for use as a nursery, study, or dressing room.

Family Bathroom (2.21m x 2.26m)

A modern bathroom with window to the front and contemporary fixtures and fittings.

Specification Highlights

Built in 2022 to a high specification

Electric garage door & driveway parking

Oak internal doors throughout

Integrated fridge freezer

Quality fitted kitchen with open-plan layout

Bi-folding doors to rear garden

10-Year NHBC Warranty (balance remaining from 2022)

Location

Wignals Wood is an exclusive development of 77 homes located on the south-west edge of Holbeach, a historic fenland market town offering a great range of amenities including supermarkets, schools, independent shops, and eateries. The development is perfectly placed for commuters with easy access to the A17, providing links to King's Lynn, Newark, and the A1.

King's Lynn offers a regular rail service to London

King's Cross, and Norwich Airport is easily reached via the A47. The Norfolk coast is just over an hour away, perfect for weekend escapes.

Additional Information

Management Company Charge: £125 per year

Tenure: Freehold

EPC: Available upon request

Council Tax Band: Awaiting confirmation

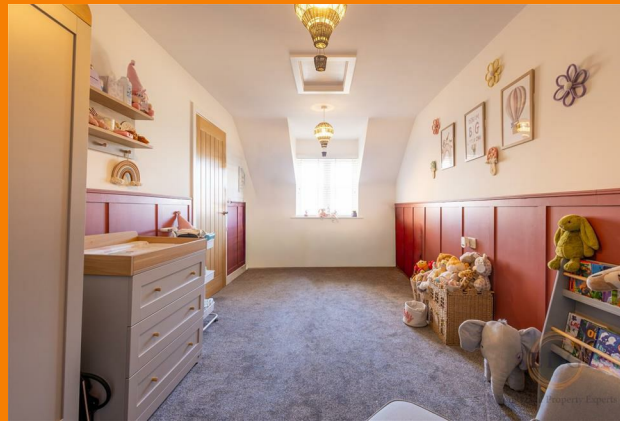
This property combines modern design, energy efficiency, and a superb location – making it a fantastic choice for growing families or professionals seeking a forever home.

Arrange your viewing today and explore this exceptional home for yourself.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

15 REDWOOD CLOSE





SEDGE

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ADDITIONAL INFORMATION

Local Authority – South Holland

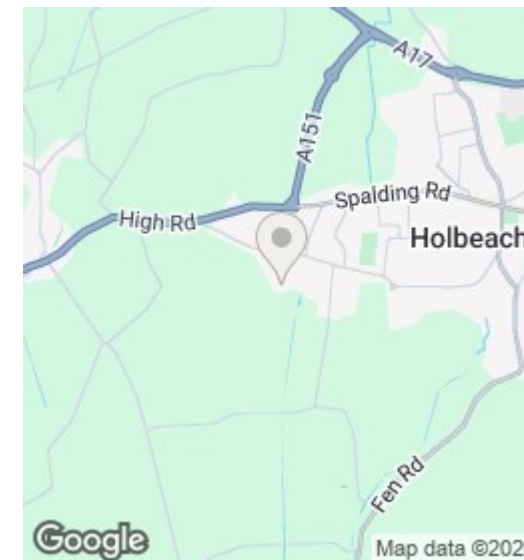
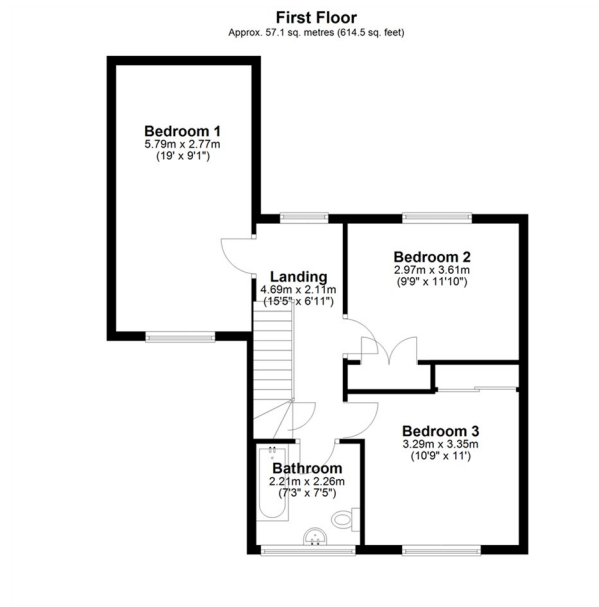
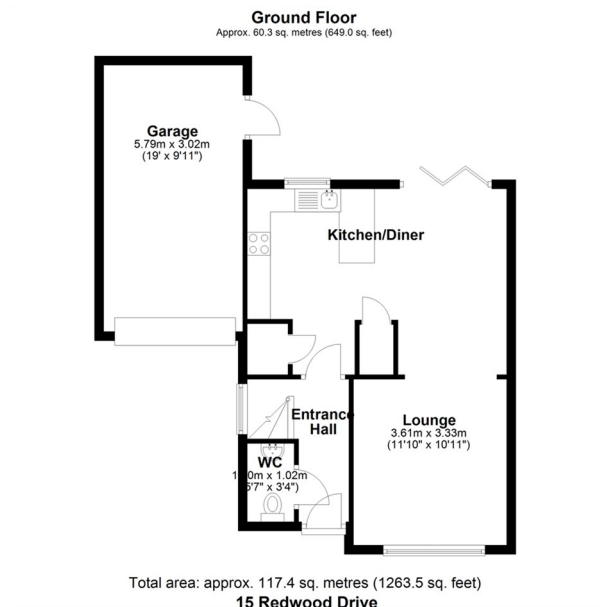
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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