



Hylton House Gull Road, Guyhirn Wisbech
OIEO £475,000 Freehold

**Sharman
Quinney**

Key Features



- Underfloor Heating Throughout Ground Floor
- Built In Home Speaker System
- Ensuite AND Dressing Room to Master Bedroom
- Ample Off Road Parking PLUS Garage and Large Rear Gardens
- Easy Access onto the A47

Entrance Lobby leading to...

Hallway - 2.1m x 5.4m (6'8" x 17'7")

Lounge - 3.4m x 4.6m (11'1" x 15'0")

Diner - 2.7m x 2.8m (8'8" x 9'1")

Utility Room - 1.5m x 2.8m (4'9" x 9'1")

W/C - 1.1m x 2.7m (3'6" x 8'8")

Kitchen/Diner - 7.3m x 4.8m (23'9" x 15'7")

Garage - 6.1m x 3.4m (20'0" x 11'1") Electric Roller Door

Landing with two large storage cupboards



Bedroom One - 4m x 4.5m (13'1" x 14'7")

Dressing Room - 1.9m x 2.4m (6'2" x 7'8")

Ensuite - 2.4m x 2.1 (7'8" x 6'8")

Bedroom Two - 3.7m x 4.2m (12'1" x 13'7")

Ensuite - 1.8m x 1.7m (5'9" x 5'5")

Bedroom Three - 3.4m x 4.6m (11'1" x 15'0")

Bedroom Four - 3.4m x 3.1m (11'1" x 10'1")

Bathroom - 2.6m x 3.5m (8'5" x 11'4")

Store Room - 1.3m x 1.8m (4'2" x 5'9")

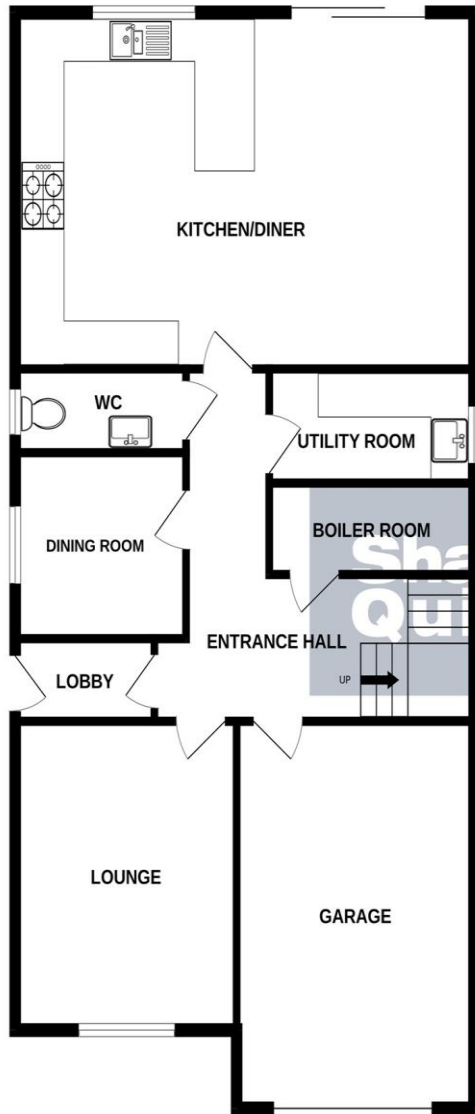
Agents Notes -

Built in Home Security System

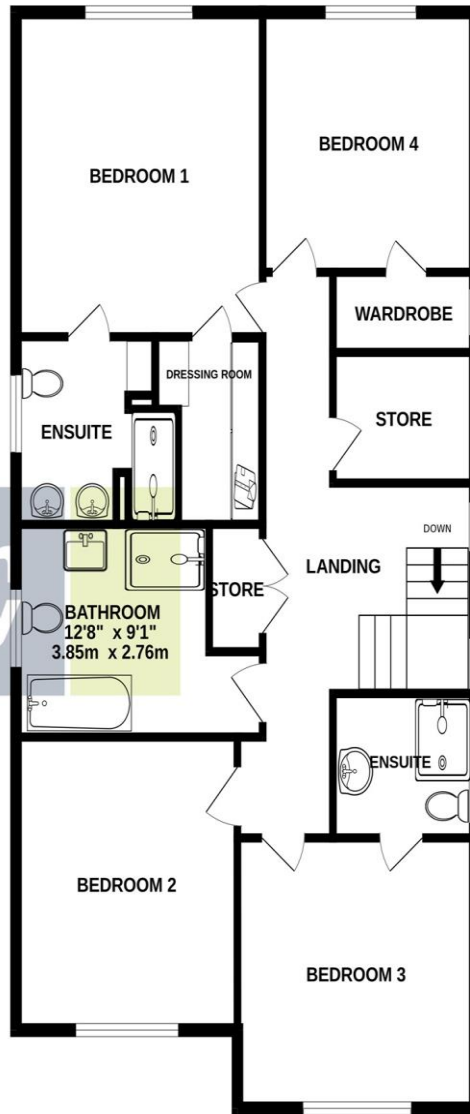
Boiler Room on Ground Floor with access to heating system and additional storage space



GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



1ST FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 2119 sq.ft. (196.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 SCAN ME



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