

# Property details **approval form**

4 Woodland Gardens, Guyhirn, Wisbech, Cambridgeshire, England, PE13 4EZ

**Date:** 07 May 2024      **Property Ref and Version:** MRC205953 - 0002

# Selling your home with us!

**Sharman  
Quinney**

## ◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 4. Room Description |
| 2. Key Features      | 5. Property Images  |
| 3. Short Description | 6. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

***Your Sharman Quinney office:***

8 Broad Street, MARCH, Cambridgeshire, PE15 8TG  
**T** 01354 661166    **E** march@sharmanquinney.co.uk

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## ◆ Price

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£600,000

Tenure: Freehold

## ◆ Key Features

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- No Onward Chain
- Annex Potential
- Multiple Reception Rooms
- Generous Plot Spanning over 0.37 Acres (STMS)
- Double Garage PLUS Ample Parking
- EPC Rating: C

## ◆ Short Description

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We are very pleased to offer this exquisite family home located in the peaceful village of Guyhirn. Situated down a private road leading to its own gated access this six-bedroom home offers ample space for all the family including potential for an annex. Call now to view!

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## ◆ Description

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Entrance Hall - 6.9m x 1.9m (22'6" x 6'2")

Lounge - 4.7m x 6.7m (15'4" x 21'9")

Dining Room - 3.4m x 4.7m (11'1" x 15'4")

Study - 4.7m x 3.1m (15'4" x 10'1")

Cloakroom - 1.4m x 1.9m (4'5" x 6'2")

Kitchen/Diner - 6.3m x 4.5m (20'6" x 14'7")

Pantry - 2m x 2.3m (6'5" x 7'5")

Utility Room - 3.5m x 2m (11'4" x 6'5")

Cloakroom - 0.9m x 1.9m (2'9" x 6'2")

Double Garage - 5.1m x 6m (16'7" x 16'4")

Hobby Room - 4m x 3.6m (13'1" x 11'8")

Bedroom Two/Games Room - 5.1m x 5.4m (16'7" x 17'7")

Bedroom One - 4.6m x 6.1m (15'0" x 20'0")

Ensuite - 2m x 3.6m (6'5" x 11'8")

Walk in Wardrobe - 2m x 2.3m (6'5" x 7'5")

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Bedroom Three - 4.8m x 3.9m (15'7" x 12'7")

Ensuite - 1.2m x 2.6m (3'9" x 8'5")

Bedroom Four - 3m x 3.6m (9'8" x 11'8")

Bedroom Five - 4.1m x 3.6m (13'1" x 11'8")

Bedroom Six - 1.8m x 2.9m (5'9" x 9'5")

Bathroom - 3.8m x 1.9m (12'4" x 6'2")

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## ◆ Property Images



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## ◆ **Property Images**

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## ◆ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## ◆ Approval

	Signature	Date
<b>Georgia Goode</b>		
<b>Mr C.L. Searle</b>		

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