



Sunset Cottage Gull Road, Guyhirn Wisbech

OIEO £240,000 **Freehold**

**Sharman
Quinney**

Key Features



- Upstairs Bathroom Plus Downstairs Shower Room
- Garage And Off Road Parking
- Easy Access To The A47
- Upstairs And Downstairs Bedrooms
- Popular Village Location

Entrance Hall 2.16m x 3.33m (7'1" x 10'11")
UPVC window to front, door to front, radiator, laminate flooring, stairs to first floor, under stair storage

Lounge 3.5m x 3.9m (11'7" x 13')
UPVC French doors opening into the conservatory, UPVC windows to front and side, radiator, laminate flooring

Kitchen 3.9m x 2.8m (13'0" x 9'5")
UPVC French doors opening onto the patio, UPVC window to side, tiled flooring, tiled splash backs, spotlights, range of wall and base units, stainless steel sink with mixer tap, integrated electric oven, integrated electric hob, overhead extractor

Utility 1.7m x 1.7m (5'7" x 5'7")



UPVC door to rear, laminate floor, space for washing machine, tumble dryer

Conservatory 3.5m x 3.1m (11'7" x 10'4")
UPVC bi-fold doors opening onto the patio UPVC window to rear, under floor heating, laminate flooring, spotlights

Bedroom Three/Office/Playroom 3.9m x 2.9m (13' x 9'8")
UPVC windows to front and side, radiator, laminate flooring

Shower Room 1.7m x 1.5m (5'7" x 5'0")
UPVC window to side, vinyl flooring, tiled splash backs, WC, walk-in shower, pedestal sink, extractor fan

Master Bedroom 3.5m x 2.9m (11'8" x 9'9")
UPVC window to front, radiator, carpeted flooring

Bedroom Two 2.9m x 2.9m (9'8" x 9'9")
UPVC window to front, radiator, carpeted flooring

Bathroom 3.4m x 1.8m (11'3" x 6'1")
Velux window to rear, heated towel rail, vinyl flooring, part tiled walls, spotlights, WC, panelled bath, walk-in shower, vanity unit, extractor fan

Front Garden

Gravelled off road parking to the front, paved path to front door, side access, garage with up and over door





Ground Floor

First Floor

Rear Garden
Paved patio, astro turf to side, decked pathway,
fenced borders

Agents note:
New boiler installed 2022.

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

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