



Oaklands Crown Road, Christchurch Wisbech
Guide Price £300,000 - £315,000 Freehold

**Sharman
Quinney**

Key Features



- GUIDE PRICE - £300,000 - £315,000
- Ample Off-Road Parking
- Generous sized bungalow
- 19ft lounge with log burner
- Stylish country style kitchen

Entrance

Pvcu double glazed entrance door to:

Entrance Hall:

Built-in storage cupboard, radiator, coving to ceiling having access to loft space.

Lounge - 5.92m x 5.44m (19'5" x 17'10").

Having a feature fireplace housing a wood burner, Pvcu double glazed box bay window to front, two radiators, TV and telephone points, wall light points and coving to ceiling.

Kitchen - 9'8" x 9'6" (2.64m x 2.59m)

Fitted with a range of wall and base units in a stylish shaker style, incorporating a single drainer sink unit with filtered mixer taps, down lighting, Pvcu double glazed window to rear, integrated



fridge, plumbing for dishwasher, electric cooker point with extractor over, radiator, coving to ceiling. Opening into dining area

Dining Area - 2.95m x 2.39m (9'8" x 7'10")
French doors opening to garden room, radiator, solid wood flooring, coving to ceiling, opening to kitchen, door to garden room and utility room.

Garden Room - 1.9m x 5.5m (6'2" x 18'0")
Pvcu double glazed windows to rear and side, radiator, tiled flooring, doors leading out into garden.

Utility Room - 5.11m x 3.00m (16'9" x 9'10")
Fitted with base unit incorporating a stainless steel single drainer sink unit with mixer taps, plumbing for washing machine, boiler, Pvcu double glazed windows to rear and side, radiator, tiled flooring, glazed door to side, connecting door to garage and door to cloakroom

Cloakroom

Fitted with a low level WC and wall mounted wash hand basin, window to rear, tiled flooring.

Integral Garage - 3m x 3.9m (9'8" x 12'7")
Up and over door, electric light and power.

Bedroom One - 3.53m x 2.97m (11'7" x 9'9")
Pvcu double glazed bay window to front, radiator and coving to ceiling.





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

Bedroom Two - 3.53m x 2.16m (11'7" x 7'1")
Pvcu double glazed window to side, radiator and coving to ceiling.

Bedroom Three - 3.53m x 3.47m (11'7" (max) x 11'5")
Sealed unit double glazed window to side, fitted double wardrobes, radiator and coving to ceiling.

En-Suite - 1.8m x 2.0m (5'9" x 6'5")
Fitted with a three-piece suite comprising tiled shower cubicle, low level WC and vanity wash hand basin with cupboards under, part tiled walls, coving to ceiling, Pvcu frosted double glazed window to side.

Bathroom - 2m x 2.9m (6'5" x 9'5")
This room is fully tiled and fitted with a four piece suite comprising panelled bath with mixer tap, shower cubicle, wash hand basin set into vanity unit and low level WC, Pvcu double glazed windows to rear and side, radiator, tiled flooring and coving to ceiling.

Outside

A gate opens to an extensive gravel driveway offering off road parking and leading to garage.

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