



New Drove, Wisbech
£325,000 **Freehold**

**Sharman
Quinney**

Key Features



- Versatile Family Home
- Double Garage Plus Ample Parking
- Open Plan Kitchen and Family Room
- Four Double Bedrooms
- Ensuite to Master

Porch -
Double doors, tiled flooring, composite door leading into...

Entrance Hall -
Hard flooring, access into WC, kitchen/family room, lounge and utility room. Stairs to first floor

WC -
Hard flooring, tiled walls, window to front into porch, low rise WC and vanity hand wash basin

Utility Room - 3.02m x 2.57m (9'11" x 8'5")
Hard flooring, door into garden, base and wall units, sink, space for washing machine and tumble dryer

Kitchen - 4.52m x 2.11m (14'10" x 6'11")



Hard flooring, window to front, a range of base and wall units, stainless steel sink, space for dishwasher, range cooker with overhead extractor fan

Dining Room - 4.52m x 2.64m (14'10" x 8'8")
Hard flooring from kitchen continued, open into family room and door into double garage

Family Room - 4.52m x 3.20m (14'10" x 10'6")
Hard flooring, patio doors into garden

Lounge - 6.12m x 4.55m (20'1" x 14'11")
Hard flooring, window to rear, door into office

Office - 3.96m x 2.08m (13'0" x 6'10")
Hard flooring, window to front

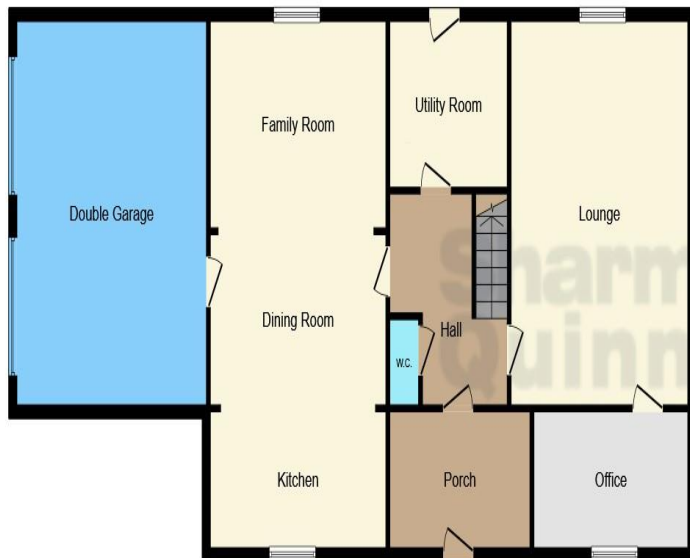
Double Garage - 6.22m x 4.88m (20'5" x 16'0")
Accessed from the dining area, two single garage doors leading to driveway, power and light
First floor

Bedroom One - 5.41m x 2.49m (17'9" x 8'2")
Carpet flooring, window to rear

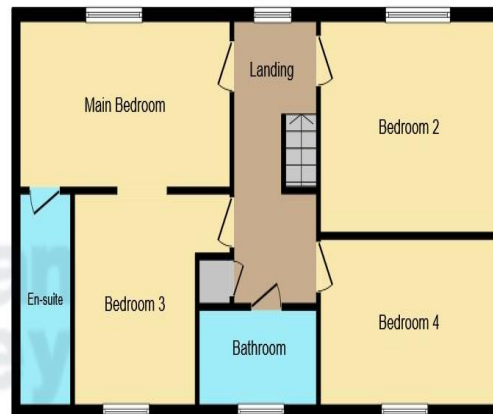
Ensuite - 3.46m x 1.35m (11'4" x 4'5")
Carpet flooring, tiled walls, whirlpool bath with power shower, low rise WC, vanity hand wash basin

Bedroom Two - 4.52m x 3.40m (14'10" x 11'2")
Hard flooring, window to rear





Ground Floor



First Floor

Bedroom Three / Dressing Room - 3.94m x 3.45m (12'11" x 11'4")
Carpet flooring, window to front

Bedroom Four - 4.52m x 2.57m (14'10" x 8'5")
Hard flooring, window to front

Bathroom - 3.02m x 1.47m (9'11" x 4'10")
Carpet flooring, panelled and tiled walls, window to front, panelled bath with overhead shower, low rise WC and pedestal sink

Outside -

The front of the property is gravelled for low maintenance with a stone path leading to the front entrance. There is ample off-road parking with a gated entrance leading to the double garage.

The private & 90ft wide rear garden is low maintenance and benefits from being south facing and not being overlooked. There is a pond and a nice seating area plus outside power - Ideal for a hot tub!

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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