

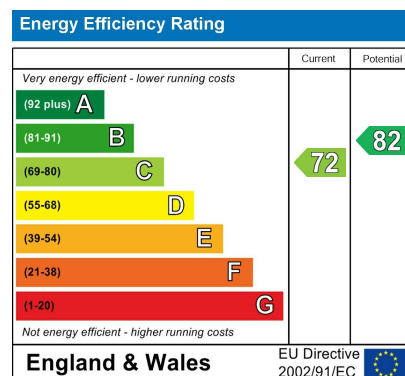


**britttons**  
estate agents

www.britttons.net

### DIRECTIONS

From Kings Lynn proceed along the A47 towards Wisbech at the first roundabout take the second exit (A47) at next next roundabout take the second exit A47, at the next roundabout take the third exit onto Elm High Road, turn right on Ramnoth Road then right onto Kingswood Park where the property can be found on the right hand side easily identified by our For Sale board.



### NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



4 Kingswood Park Wisbech Cambs PE13 2US

**THREE BEDROOM DETACHED CHALET WITH OFF ROAD PARKING**

**Wisbech**

**£270,000 Freehold**

01553 692828  
sales@britttons.net







- ENTRANCE HALL** 15'5 x 8'9 (4.70m x 2.67m)  
LVT flooring. Two radiators. Storage cupboard. Two windows to front aspect.
- LOUNGE** 17'1 x 14'2 max (5.21m x 4.32m max)  
LVT. Two radiators. Air conditioning system. French doors to rear.
- KITCHEN** 9'9 x 7'8 (2.97m x 2.34m)  
Range of wall, base and drawer units with worktops over. Space for fridge/freezer. Integral cooker and hob with extractor over. Integral dishwasher. Window to front aspect.
- BEDROOM 1** 12'0 x 11'3 (3.66m x 3.43m)  
LVT flooring. Built-in wardrobes. Radiator. Air conditioning system. Patio doors to rear. Door to:
- EN-SUITE** 9'9 x 7'9 (2.97m x 2.36m)  
Double shower enclosure with thermostatic mixer bar, bath, wash hand basin and w.c. Fully tiled. Radiator. Window to front aspect. Extractor fan, Heated towel rail. Vinyl flooring.
- LANDING**  
Fitted carpet. Velux window.
- BEDROOM 2** 14'1 x 12'10 (4.29m x 3.91m)  
Fitted carpet. Radiator. Two Velux windows to rear aspect.
- BEDROOM 3** 14'0 x 10'11 (4.27m x 3.33m)  
Fitted carpet. Radiator. Fitted wardrobes. Two Velux windows to rear aspect.
- SHOWER ROOM** 7'5 x 7'5 (2.26m x 2.26m)  
Shower cubicle with thermostatic mixer bar, wash hand basin and w.c. Radiator. Click LVT flooring. Velux window to rear aspect.
- REAR GARDEN**  
Fully enclosed, rear garden with large patio area and decorative slate. Metal storage shed. Trees and shrubs.

We are delighted to offer this three bedroom detached chalet with off road parking located on a private road close to the town centre. The property benefits from Air conditioning and LVT flooring on the ground floor, gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising entrance hall, lounge, kitchen, bedroom one with en-suite on the ground floor with two bedrooms and shower room on the first floor. The rear garden is enclosed, laid to slabbed patio area with mature trees and shrubs. Electric retractable awnings.



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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