



First floor

**Ground floor** 

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# TPayne & Co

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# Front Road, Wisbech, Cambs, PE13 4HU



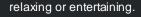
4-Bedroom Detached House with Garage

This beautifully presented four-bedroom detached home combines energy-efficient heating with spacious, thoughtfully designed living areas. Featuring underfloor heating to the entire ground floor and radiator heating upstairs, this property benefits from an air source heat pump central heating system.

#### **Ground Floor**

Hallway
Entrance hallway with
underfloor heating, providing
access to the main living areas
and staircase to the first floor.

Lounge Lounge area featuring underfloor heating, perfect for



#### Snug

A versatile second reception room ideal as a reading room or home office, complete with underfloor heating for year-round comfort.

Play Room
Playroom or alternative living space, benefiting from underfloor heating.

### Kitchen

Modern, fully fitted kitchen which features worktop space and upstands, tiled splashbacks to the hob area, built- in ceramic hob, integrated single oven, integrated fridge/freezer, integrated dishwasher providing a stylish and practical space for everyday



family cooking and dining.

Utility Room
A separate utility room,
conveniently located off the
kitchen, also with underfloor
heating and space for
additional appliances,
worktop space with under

counter storage and sink.

## WC

Downstairs cloakroom fitted with a wall-hung basin and tap with tiled splashback, and a WC and underfloor heating for added comfort.

First Floor

Bedroom 1 (Master Bedroom with ensuite)

A generously sized master bedroom fitted with built in

wardrobes, radiator and complete with ensuite shower room which features shower enclosure, vanity unit with basin and tap, WC and heated towel rail, tiled flooring, tiled walls to shower endosure and

Bedroom 2 Double bedroom with ample space for furniture and a radiator for heating.

splashback to sink.

Bedroom 3 Another well-proportioned bedroom, ideal for guests or children, also fitted with a

radiator.

Bedroom 4 A comfortable fourth bedroom with radiator heating suitable as a nursery, office, or single bedroom. Main Bathroom
Fitted with four-piece suite

comprising of bath, shower enclosure with modern shower and tiled walls, vanity unit with basin and tap, WC, heated towel rail, tiled flooring, splashback to sink and tiling around the bath area.

#### Outside

convenience.

To the front, a gravelled driveway leads to a single garage, offering ample offroad parking. Gated side access leads to the rear garden, which is laid to lawn with a paved patio area-ideal for outdoor dining. Pathways run to both sides of the property for added

**EPC-TBC** 







