

Total area: approx. 164.2 sq. metres (1767.4 sq. feet)



Ground floor

First floor

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Elm Low Road, Wisbech, Cambs, PE14 0DF

Beautifully Presented - Detached House - 3 Double Bedrooms - Kitchen & 4 Reception Rooms - Family Bathroom & En-suite - Utility & Boot Room - Award Winning Gardens - Garage & Gated Driveway - Viewing Recommended - Call To View (01354) 696700

£335,000



Ground Floor

Kitchen/Breakfast Room
6.21m (20'4") x 4.29m (14'1")
Fitted with a matching range of base and eye level units with worktop space over, matching island with breakfast bar, 1+1/2 bowl ceramic sink with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, space and gas point for range style cooker, double glazed window to side, double glazed window to rear, brick built fireplace with cast iron wood burner, radiator and tiled flooring.

Lounge
6.11m (20'1") max x 4.55m (14'11")
Double glazed window to side, fireplace with flame effect electric fire, radiator and feature ceiling.

Dining Room
3.95m (13') x 3.64m (11'11")
Double glazed window to front, double glazed window to side, log effect gas fire with brick built fireplace and radiator.

Family Room
3.65m (12') x 3.64m (11'11")
Double glazed window to front, radiator and electric fire with surround.

Bathroom
2.69m (8'10") x 2.67m (8'9")
Fitted with three piece suite comprising freestanding roll top bath with hand shower attachment, pedestal wash hand basin and low-level WC, fully tiled walls, double glazed window to rear, radiator and tiled flooring.

Utility
2.69m (8'10") x 2.38m (7'10")
Fitted with a matching range of base and eye level units with worktop space over, butler sink, part tiled walls, plumbing for washing machine, space for fridge and tumble dryer, two double glazed windows to rear, radiator and tiled flooring

Boot Room
2.44m (8') x 2.38m (7'10")
Double glazed window to rear and tiled flooring.

Sun Room
Double glazed window to rear, thermostatically controlled electric sky light, radiator, wash hand basin with storage under and door to rear garden.

First Floor

Bedroom 1
3.94m (12'11") x 3.66m (12')
Double glazed window to front, double glazed window to side, radiator and built-in wardrobe.

Bedroom 2
3.64m (11'11") x 3.64m (11'11")
Double glazed window to front, double glazed window to side, radiator and built-in wardrobe.

Bedroom 3
4.35m (14'3") x 3.52m (11'7") max
Double glazed window to side, radiator and folding door to:

En-Suite
Fitted with two piece suite comprising pedestal wash hand basin and low-level WC with tiled splashbacks.

Outside
The front garden has a pathway leading to the entrance door in addition to stone and slate chippings with plants and shrubs. A gated blockweave driveway to the side and rear leads to the timber garage (currently being used as a man cave) which has light, heating and electricity. The Award Winning rear garden is a beautiful outdoor space with mature trees, providing shade, fully planted borders with textured shrubs and flowers. A blooming rose arch overlooks the cosy summerhouse (which has light and electric) tucked amongst the plants, while seating areas are ideal for relaxing or entertaining with backlighting for enjoying the garden well into the evening. A playful cat tower is included for those furry friends.

EPC Rating: TBC



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