



93 Fridaybridge Road
Elm | Wisbech | PE14 0AT

FINE & COUNTRY

LIGHT FANTASTIC



A superb, light and spacious new build under a clay pantile roof on the edge of the highly sought after village of Elm close to the Cambridgeshire and Norfolk border in the fens, is set over three floors with six bedrooms and three bathrooms. This contemporary family home is immaculately presented, fitted with top quality materials and designed for modern living with huge, naturally lit spaces connecting with the outside. With an excellent primary school within walking distance as well as a refurbished pub serving meals, convenience store and post office, this is a very desirable property.







- An Executive Detached Family Home in a popular Village
- Generous and flexible Accommodation of 3 floors
- Entrance Hall, Sitting Room, Open Plan Kitchen/Dining/Family Room & Utility Room
- The first floor includes Four Bedrooms, Family Bathroom and Two En-Suites
- On the second floor are two more rooms and a further Bathroom
- Outside is Off Road Parking, Garage and enclosed Gardens
- Total Accommodation extends to 2668sq.ft
- Energy Rating B

Heating Under Travertine and Solid Oak Floors

Inside, rooms are all very generous in size and flooded with light, and a beautiful travertine floor stretches from the hall through the kitchen dining room and into the utility area, with the dual aspect living room spanning front to back laid with solid oak floorboards, the entire downstairs enjoying underfloor heating. The living room focal point is a fine, stone fireplace accommodating a multi-fuel burner, whilst French doors onto the garden create the perfect connection with the outside for summer living and entertaining. However, the real wow factor is the vast, triple aspect, kitchen dining room with a wall of bi-folding doors opening onto the terrace that truly brings the outside in.



An abundance of high spec, bespoke units are topped with pale grey quartz, the island/breakfast bar with an ornate decorative edge. A dishwasher is integrated, and space is for an American-style fridge freezer whilst a large, Smeg, range-style cooker features a gas hob and electric ovens. A door leads to a good-sized utility room which is fitted with base cupboards with a run of oak worktop containing a sink, and an integrated under-counter washing machine. At one end, a door leads to a downstairs WC - with more storage - and at the other, the garden.

Plenty of Built-in Storage

A solid oak staircase, the glazed balustrades lending a contemporary vibe, ascends to the upper floors with an oak landing that continues into the first floor bedrooms, whilst internal doors are modern oak veneer. The spacious master bedroom benefits not only an en suite shower room but also a walk-in wardrobe, and bedroom two has its own en suite shower as well as built-in cupboards, in fact both the other two bedrooms have built-in storage too. The contemporary family bathroom benefits a free-standing bath and a separate shower.

Windows over the back have far reaching, open field views, and the land is owned by the parish church assuring no development; this west facing rear provides great opportunities to appreciate the spectacular fenland sunsets.

The top floor partially occupies the roof space so features sloping ceilings and rooflights. The two large bedrooms are carpeted and share a contemporary bathroom with a fitted bath; one bedroom has built-in storage, and at the top of the stairs a door opens to walk-in storage in the eaves. There is also access to a loft. With so many bedrooms, using one as a home office might be an attractive option.

OUTSIDE

The house is slightly set back behind a gravel drive that would support several cars, and an attractive standalone garage is to the left, with an electric roller shutter door, as well as having pedestrian access from the back garden. This unoverlooked space which receives sun from lunchtime onwards, is accessed either side of the house, completely fenced so safe for young children and dogs, and low maintenance with sandstone paving that creates the terrace along the back of the house, beyond which is lawn. An area behind the garage has the owners' children's climbing equipment standing on artificial grass. Down the far side of the garage is a useful space for storage, currently home for the family's dog.





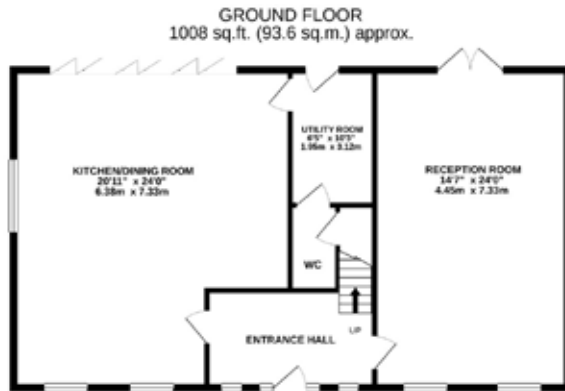












TOTAL FLOOR AREA : 2668 sq.ft. (247.9 sq.m.) approx.

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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The Location

The property is situated on the outskirts of the village of Elm on the road to Friday Bridge, both villages having primary schools, convenience stores and post offices, pubs serving food and a fish and chip shop. Less than a ten minute drive takes you into Wisbech for secondary education including the highly sought after Wisbech Grammar School, and a great deal of shops, supermarkets and amenities. A little further afield is March, and Downham Market where there is a station with a direct line to London Kings Cross. The city of Peterborough is about a half hour drive which has a very fast train service to London.

Directions...

Proceed through the village on 'main road' stay on this road which turns into Friday Bridge Road where the property will be found on the left hand side. For those using satellite navigation the postcode is PE14 0AU.

Services..

GFCH, Mains - Water & Drainage
 Fenland District Council - Band E
 The Property is Freehold



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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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