

£550,000

The Laurels, The Bank, Parson Drove, Wisbech, PE13 4JD



**To arrange a viewing call us now on 01354 701000**

GENEROUS FARMHOUSE PLUS SEPARATE ANNEXE! Viewing is essential to fully appreciate all that is on offer here including a FOUR BEDROOM FARMHOUSE with ensuite to master, multiple reception rooms with CONSERVATORY overlooking the GENEROUS GARDEN plus SELF CONTAINED BUNGALOW with two double bedrooms, REFITTED KITCHEN/BREAKFAST ROOM and so much more! EPC exempt

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Total area: approx. 248.7 sq. metres (2677.4 sq. feet)

**Main House  
Ground Floor**

**Hall**  
Stairs to first floor and landing, cupboard, radiator.

**Lounge**  
4.55m (14'11") x 3.62m (11'11")  
Window to front and side, radiator.

**Dining Room**  
3.63m (11'11") x 3.62m (11'11")  
Window to front and side, radiator.

**Breakfast Room**  
5.83m (19'2") x 2.93m (9'7")  
Two windows to rear, brick built fire surround with multi fuel burner inset, open plan to:

**Kitchen**  
4.44m (14'7") x 2.93m (9'7")  
Fitted with wall and base units double oven and hob, plumbing for washing machine, sink unit with mixer tap, window to rear, door to:

**Garden Room**  
Brick and glazed construction with double doors to rear garden, door to side, radiator.

**First Floor & Landing**  
Window to front.

**Bedroom 1**  
3.65m (12') x 3.62m (11'11")  
Window to front, radiator, fitted wardrobes.

**En-suite**  
Fitted with shower cubicle, wash hand basin and WC, heated towel rail.

**Bedroom 2**  
4.53m (14'10") x 3.62m (11'11")  
Window to front, radiator.

**Bedroom 3**  
4.25m (13'11") x 2.93m (9'7")  
Window to rear, radiator, double door wardrobe.

**Bedroom 4**  
1.89m (6'2") x 1.88m (6'2")  
Window to rear.

**Family Bathroom**  
Fitted with a four piece suite comprising roll top bath, shower cubicle, wash hand basin and WC, window to rear, airing cupboard with tank and shelving, heated towel rail.

**Annexe**

**Utility Room**  
Fitted with wall and base units plumbing for washing machine and slimline dishwasher, window to side, door to side.

**Kitchen/Breakfast Room**  
4.88m (16') x 4.33m (14'2")  
Refitted with wall and base units with central island and breakfast bar, integral double oven, hob and hood, microwave and fridge, sink unit with mixer tap, window to side, radiator, door to side.

**Lounge**  
4.25m (13'11") x 3.81m (12'6")  
Two windows to rear, window to side, radiator.

**Dining Room**  
2.89m (9'6") x 2.73m (8'11")  
Window to rear, double doors to garden.

**Bedroom 1**  
3.33m (10'11") x 3.25m (10'8")  
Window to front, double wardrobe, radiator.

**Bedroom 2**  
3.33m (10'11") x 3.25m (10'8")  
Window to front, radiator, double wardrobe.

**Show er Room**  
Fitted with an oversized shower cubicle, wash hand basin and WC, window to side, airing cupboard, heated towel rail.

**Outside**

There are two driveways to the properties. The main driveway provides ample parking for multiple vehicles and leads to the GARAGE AND CARPORT. The rear garden is split into two sections. One being a kitchen garden area with greenhouse. The remainder of the garden is laid mainly to lawn with trees and shrubs with a patio area and SUMMERHOUSE which is currently fitted with a bar and double doors opening onto the garden. There are steps leading up to a further patio area and garden shed.

**Freehold**  
Council tax band D

It should be noted that the property is on private drainage and both properties are on oil central heating with separate boilers.

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.