

# £465,000

Goosetree House, Selwyn Corner, Guyhirn, PE13 4EG



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

This beautifully presented home boasts a wealth of space, inside and out and offers versatile accommodation plus the opportunity to further develop as there is planning permission for 2 single storey dwellings within the grounds! The cottage boasts a lovely kitchen/diner overlooking the garden, generous lounge with log burner, utility and WC, 3 bedrooms and shower room. Outside there is ample parking, fabulous garden with summerhouse and two building plots if desired! EPC E



Total area: approx. 97.1 sq. metres (1045.3 sq. feet)

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### Ground Floor

#### Kitchen/Dining Room

7.67m (25'2") x 2.64m (8'8")

Fitted with wall and base units with granite worktops, integral double oven, hob and hood, fridge, sink unit with mixer tap, wine rack, two windows, two radiators, double doors opening to garden, exposed beams, flag flooring.



#### Utility Room

Fitted with wall and base units with plumbing for washing machine and dishwasher, space for tumble drier, oil fired boiler, window.



#### WC

Fitted with wash hand basin and WC, radiator.

#### Lounge

7.45m (24'5") x 3.80m (12'5")

Log burner, dual aspect windows, two radiators, stairs to first floor and landing, exposed beams.



#### Bedroom 2 (ground floor)

3.80m (12'5") x 2.66m (8'9")

Window, skylight set in vaulted ceiling with exposed beams, radiator.

### First Floor & Landing

Window, radiator, exposed beams, access to loft.

#### Bedroom 1

4.07m (13'4") x 3.09m (10'2")

Window, radiator, exposed beams.



#### Bedroom 3

3.20m (10'6") x 2.58m (8'6")

Window, radiator, storage cupboard, exposed beams.

#### Shower Room

Fitted with a three piece suite comprising walk in shower unit with Aqualisa shower, vanity wash hand basin and WC, window, airing cupboard, heated towel rail.

### Outside

A private gravel driveway leads to the extensive parking area to one side with a turning area and further parking if desired. The majority of the parking area has planning permission for two single storey dwellings with a turning area planning reference F/YR22/0493/O but will still provide parking for Goosetree House. A gated access leads to a patio area with outside water supply. The main garden is laid mainly to lawn with a variety of areas including a walled patio, raised deck with power supply, pond and flower beds with a variety of trees and shrubs, summerhouse with a bar area and double doors opening onto the garden. A gate opens to a further garden area which is laid mainly to gravel. There is also a raised vegetable garden however this would be part of one of the plots if development was desired.

### Freehold

#### Council tax band C

It should be noted that the property has oil central heating and is on private drainage.

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.

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