

£300,000

The Dales, New Road, Welney, PE14 9RA



To arrange a viewing call us now on 01354 701000

In a village location with access to March, Wisbech and Ely this detached home has a generous level of space both inside and out! Features include multiple reception rooms, three double bedrooms, 11 meter garage with carport and abundance of parking whilst at the rear the south east facing garden is laid mainly to lawn. All this and solar power too! EPC C



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Ground Floor

Porch

Hall

Radiator, stairs to first floor and landing.

Lounge

4.29m (14'1") x 3.67m (12')

Window to front, radiator, fireplace.



Kitchen

3.68m (12'1") x 3.05m (10')

Fitted with wall and base units with electric cooker point, sink unit with mixer tap, plumbing for dishwasher, pantry cupboard, oil fired boiler, window to rear.

Lobby

Two cupboards and door to front.



Dining Room

3.68m (12'1") x 3.65m (12')

Radiator, double doors to garden.

Utility & WC (previously a wet room)

3.67m (12') x 2.73m (8'11")

Window to rear, radiator, WC and wash hand basin, plumbing for washing machine.

Office

4.20m (13'9") x 3.67m (12')

Window to front, radiator, door to front.



First Floor & Landing

Window to side, airing cupboard with hot water tank. Access to loft which is part boarded.

Bedroom 1

3.33m (10'11") x 2.91m (9'6")

Storage cupboard, window to front, radiator.

Bedroom 2

3.68m (12'1") x 2.75m (9')

Window to rear, radiator, cupboard.

Bedroom 3

3.00m (9'10") x 2.86m (9'5")

Double cupboard, window to front, radiator.



Bathroom

Fully tiled and fitted with a two piece suite comprising bath with shower over, vanity wash hand basin, window to rear, heated towel rail.

WC

Fitted with WC and window to rear.

Outside

A driveway at one side leads to the GARAGE 11.9m x 3.3m with an up and over door both ends and is fitted with light and power. The driveway continues past the front of the house and leads to the carport. The south east facing rear garden is laid mainly to lawn with further hard standing area at the rear of the garage.

Freehold

Council tax band C

It should be noted that the property now benefits from a 6.2kw solar system with 10kw storage which provides the home with electric and also feeds back to the grid.

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer

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