

## 3 Bedroom Detached House for Sale - £285,000

Westry Close, Wisbech, Norfolk, PE14 7BU



### KEY FEATURES

- Stunning detached house
- Very desirable location
- 3 Bedrooms
- En-Suite
- Impressive UPGRADED FITTED kitchen
- Breakfast room & separate utility
- Large open plan lounge/diner
- UPGRADED bathroom
- Multiple off road parking + GARAGE
- Good sized rear garden

## Description

**PRIME LOCATION...!** This stunning detached home has had many upgrades, is well presented & offers ample space throughout. It boasts an in-demand location within the desirable Sleights Drive development which has a mix of beautiful homes - It really is a lovely neighbourhood. You are tucked away but within walking distance of some great amenities such as Tesco Express.

You will love the recently fitted kitchen that has a 'Hotpoint' double built in oven, hob, extractor, built in fridge/freezer, integrated dishwasher & that important wine cooler! This is open plan to a breakfast room and there is a separate utility room. Completing the ground floor is the open plan lounge/diner, W.C and hallway.

Moving upstairs you will find 3 bedrooms with the main bedroom benefiting from having an en-suite shower room & fitted wardrobes. Bedroom 2 also has fitted wardrobes whereas the family bathroom has recently been upgraded!

The property has gas central heating with a recently upgraded boiler (December 2020) & it is on mains drainage.

Outside there is multiple off road parking & a garage to the front. To the rear is a good sized garden which is a great space for the family.

Contact us today to arrange a viewing on this beautiful home!!!

## Ground Floor

Hall -

Living Room - 14' 5" x 11' 9" (4.4m x 3.6m)

Dining Room - 12' 1" x 9' 6" (3.7m x 2.9m)

Kitchen - 12' 1" x 9' 2" (3.7m x 2.8m)

Breakfast Room - 8' 6" x 7' 2" (2.6m x 2.2m)

Utility Room - 6' 6" x 6' 2" (2m x 1.9m)

W.C. -

## First Floor

Landing -

Main Bedroom - 13' 1" x 11' 1" (4m x 3.4m)

En-Suite -

Bedroom 2 - 11' 5" x 10' 2" (3.5m x 3.1m)

Bedroom 3 - 7' 10" x 7' 6" (2.4m x 2.3m)

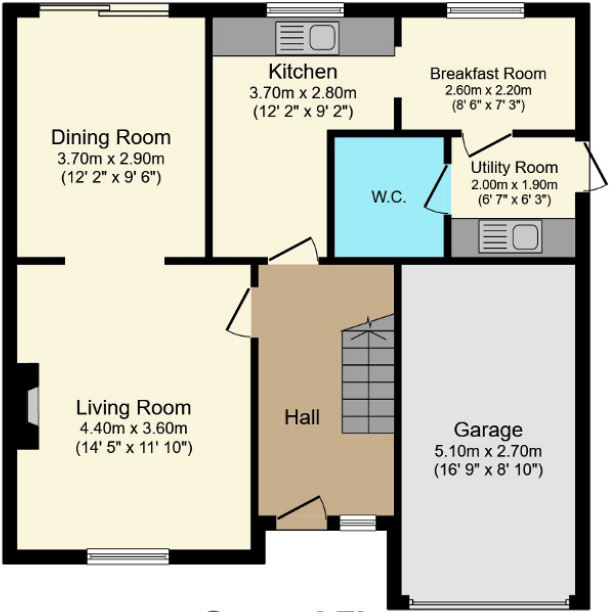
Bathroom - 7' 2" x 5' 6" (2.2m x 1.7m)

## Exterior

Garage - 16' 8" x 8' 10" (5.1m x 2.7m)

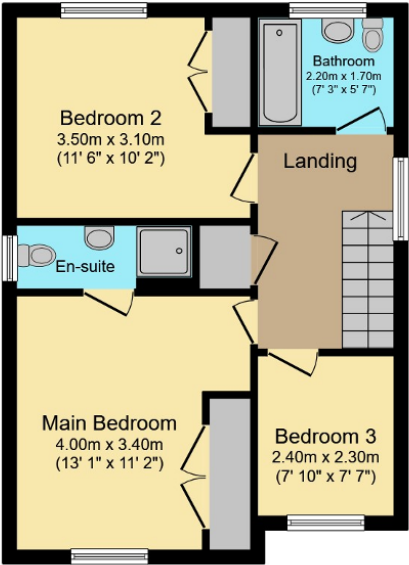






**Ground Floor**

Floor area 69.0 sq.m. (742 sq.ft.) approx



**First Floor**

Floor area 45.2 sq.m. (487 sq.ft.) approx

Total floor area 114.2 sq.m. (1,229 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Additional Photos



Energy Efficiency

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		