



Chapelfields Road
Guyhirn, Wisbech, PE13 4EE

£289,750 - Freehold , Tax Band - A

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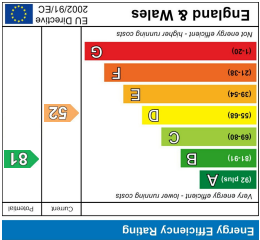
Floor Plan



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimers: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL:- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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Stamp duty to be paid by vendor for single home owners only.
Nestled on Chapelfields Road in the charming village of Guyhirn, Wisbech, this exceptional semi-detached bungalow is a true gem, presented to the market with no forward chain. This beautifully extended home boasts a fresh and modern decor throughout, offering versatile accommodation that is perfect for a variety of lifestyles. The property is located at the end of the road with no through traffic and overlooks fields from the front elevation. Located within a five-minute walk of a local park and primary school, and benefiting from convenient bus links to shops and secondary schools, the home also offers easy access to the A47 and, in turn the A1.

Upon entering, you are welcomed by an inviting entrance hall that flows seamlessly into a spacious living room, featuring dual aspect windows that fill the space with natural light. The living area is equipped with an electric storage heater and an air conditioning unit, ensuring comfort throughout the seasons. The property comprises two well-proportioned bedrooms, both of which are also fitted with wardrobes and air conditioning units, providing ample storage and comfort. Bedroom two also benefits from a storage heater. The modern bathroom is a highlight, showcasing a stylish four-piece suite that includes a bath, a close coupled W/C, a wash hand basin with a vanity unit, and a separate shower unit, all enhanced by underfloor heating for added luxury. The property is further enhanced by underfloor heating in the entrance porch, kitchen, cloakroom and office/dining room. At the heart of the home lies a sleek, high-gloss kitchen, complete with granite work surfaces and a matching breakfast bar. This culinary space is fitted with integrated appliances, including a dishwasher, washing machine, and a hide-and-slide NEFF oven, alongside an induction hob and a wine cooler, making it a dream for any cooking enthusiast. A delightful garden room at the rear offers flexible living options and opens up to a gravelled courtyard garden through bi-folding doors, creating an ideal space for entertaining or relaxing. Additional conveniences include a modern cloakroom and a fitted Swedish electric sauna, perfect for unwinding after a long day. Throughout the the home and garage, privacy glass has been installed for enhanced discretion and uv ray protection. Externally, the bungalow is complemented by a block-paved driveway that provides generous parking for up to three cars, with additional gravel space at the front accommodating two more. A single garage with electric roller doors offers secure storage, while gated side access leads to a low-maintenance garden, enhancing the appeal of this unique home. Viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Entrance Hall

3'2" x 4'4"

Living Room

14'4" x 11'4"

Hallway

4'2" x 9'10"

Kitchen

14'9" x 9'1"

WC

4'2" x 2'1"

Hallway

5'11" x 5'8"

Office/Dining Room

8'7" x 6'4"

WC

3'3" x 3'11"

Sauna

4'6" x 3'10"



Garden Room

8'4" x 15'4"

Master Bedroom

12'1" x 11'0"

Bathroom

11'4" x 5'2"

Bedroom Two

11'4" x 7'0"

EPC - E

52/81

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Is business from property allowed?: Yes
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Garage
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Room Heaters, Night Storage Heaters, Under Floor Heating
Internet connection: Cable
Internet Speed: up to 10000Mbps
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

