



Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU

**WISBECH**

**01945 465222**

E-mail:

[wisbech@robert-hale-homes.co.uk](mailto:wisbech@robert-hale-homes.co.uk)

Website:

[www.robert-hale-homes.co.uk](http://www.robert-hale-homes.co.uk)

**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**1 STATION DRIVE  
WISBECH  
PE13 2PJ**

**THE PROPERTY:**

THIS IS AN ABSOLUTELY STUNNING "SHOW HOUSE"!  
THREE/POTENTIAL FOUR BEDROOM DETACHED CHALET  
STYLE HOUSE IN ONE OF THE MOST SOUGHT AFTER  
RESIDENTIAL ROADS IN TOWN! \*22' LOUNGE \*FABULOUS 22'  
FITTED KITCHEN WITH AN EXTENSIVE RANGE OF BUILT-IN  
APPLIANCES \*TWO LUXURY BATH/SHOWER ROOMS  
\*UTILITY \*GAS FIRED CENTRAL HEATING \*DOUBLE GLAZING  
\*GARAGE PLUS OFF ROAD PARKING \*ATTRACTIVE LOW  
MAINTENANCE "DESIGNER" GARDENS TO FRONT AND REAR  
\*VIEWAS SOON AS POSSIBLE!

**THE PRICE:**

**£340,000**

**FREEHOLD EPC BAND D REF. 8270**

**SELLING? FREE, FREE, VALUATIONS!**



For your own peace of mind, always have an independent survey,  
and always test all systems and appliances!  
Items displayed in photographs may not necessarily be included.



**REF. 8270 1 STATION ROAD, WISBECH**

**COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech Church Terrace Car Park take the Alexandra Road exit and then turn left into Alexandra Road. Proceed to the second set of cross roads, with Queens Road and proceed straight across into Station Drive. It is the first property on the left hand side.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE HALL:** With open rise stairway off with glass screen.

**LOUNGE/DINER:** 22'5" (max) x 14'4" (max) With feature built-in 'living flame' gas fire, opens onto:-

**FITTED KITCHEN/DINER:** 22'6" (max) 19'3" (max) 'L' shaped, semi circular breakfast bar with cupboards under, built-in Induction electric hob, built-in electric, Bosch grill oven, built-in microwave, built-in dishwasher, extensive range of wall cupboards, built-in ceiling extractor, french doors to rear garden, patio doors to rear garden, extensive ceiling lighting.

**GROUND FLOOR CLOAKROOM/W,C,:**

With hand wash basin with waterfall tap, low level w.c., feature heated towel rail, tiled and screen shower cubicle with full body shower, extractor fan.

**UTILITY:** With space/plumbing for automatic washing machine, space/vent for tumble drier, Logic gas fired wall mounted C/H boiler, pressurised hot water cylinder.

**GROUND FLOOR BEDROOM 1:**

12' (max) x 11'9" (max)

**GROUND FLOOR BEDROOM 2:**

12' (max) x 11' (max)

**FIRST FLOOR:**

**FIRST FLOOR GALLERY LANDING/LOUNGE:**

**BEDROOM NO 3:** 15'3" (max) x 15'1" (max) (overall) With sloping ceiling and including an

**EN SUITE BATHROOM/W.C.:** With oval free standing bath with waterfall tap and shower attachment, Bullet low level close coupled w.c., Tall freestanding sink with waterfall tap, built-in cupboards, part tiled walls.

**POTENTIAL BEDROOM NO 4/STUDY:**

10'9" (max) x 5'1" (max) (with sloping ceiling)

**OUTSIDE:**

**EXTERNAL POWER POINT: OUTSIDE LIGHTS:**

**GARAGE:**

17'7" (max) x 10'7" (max) With up and over door, power and lighting, joist storage and a concrete forecourt/off road parking space.

**GARDENS:**

To front laid to lawn with ornamental pebble stone feature, decking, paved patio and tarmac multi vehicle off road parking space with electrically controlled double gates. Low maintenance courtyard garden to rear, down to a paved patio with decking, raised beds, outside garden lighting and a useful garden sink with cupboard under. Decking area to the other side of the property.



**REF. 8270 1 STATION DRIVE, WISBECH**

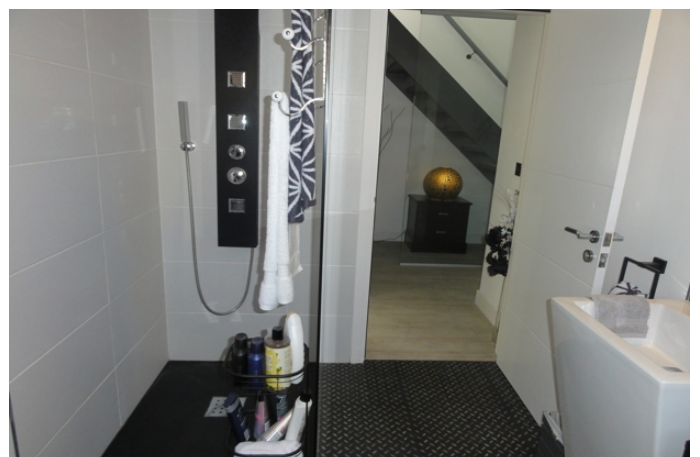
**N.B. 1** There is an attractive 'wood effect' floor throughout most of the property.

**N.B. 2** There is a series of surround sound speakers throughout most of the property.





**REF. 8270 1 STATION DRIVE, WISBECH**





**REF. 8270 1 STATION DRIVE, WISBECH**





**REF. 8270 1 STATION DRIVE, WISBECH**

