

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**274, SMEETH ROAD
MARSHLAND ST JAMES
PE14 8ES**

THE PROPERTY: FOUR BEDROOMED DETACHED HOUSE ON A HUGE PLOT IN THIS HIGHLY POPULAR NORFOLK VILLAGE WITH ITS OWN SCHOOL! * 15FT FITTED KITCHEN WITH BUILT IN OVEN, HOB, FRIDGE/FREEZER AND DISHWASHER * 24FT LOUNGE * USEFUL FIRST FLOOR CLOAKROOM/W.C. * 24FT CONSERVATORY * DOUBLE GARAGE PLUS EXTENSIVE MULTI-VEHICLE OFF ROAD PARKING * HUGE AND ATTRACTIVE GARDENS TO REAR * WORKSHOP/SUMMER HOUSE * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * GREAT POTENTIAL, SO VIEW QUICKLY!

THE PRICE: OIEO £295,000

FREEHOLD EPC BAND F

REF.8539

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.



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COUNCIL TAX: BAND C KINGS LYNN & WEST NORFOLK

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton & Walsoken. Follow the road all the way to the A47 by-pass roundabout. Take the second exit signed St Pauls Road Services! Follow the road to a 'T' junction and turn right. Follow the road all the way to the crossroads in the centre of Marshland St James. Turn right into Smeeth Road and the property is on the right-hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE/DINER: 24' 9" (max) x 12' (max) With open riser stairway off.

KITCHEN/BREAKFAST ROOM:
15' 4" (max) x 10' 1" (max) With built in cupboard housing Worcester oil fired central heating boiler, built in electric double oven and built in microwave, Island Breakfast Bar with cupboards under, tiled floor, larder cupboard, space/plumbing for washing machine, inset ceramic double sink unit with mixer tap & cupboards under, built in dishwasher, built in fridge/freezer, built in electric hob, electric hob hood, preparation surfaces with drawers & cupboards under and concealed lighting over, range of wall cupboards, display shelving, display cupboard with glazed doors and wine rack.

GROUND FLOOR W.C./SHOWER ROOM:
With screened double shower cubicle with chrome shower valve & spray, heated towel rail, oval free-standing bath, inset hand wash basin with mixer tap & cupboards under, low level W.C.

INNER LOBBY: With built in airing cupboard housing hot water cylinder with immersion heater.

CONSERVATORY: 24' (max) x 8' 7" (max) With double glazed French doors to rear garden, shelving, floor cupboards.

FIRST FLOOR:

LANDING:

CLOAKROOM/W.C.: With part tiled walls, low level W.C, pedestal wash basin.

BEDROOM NO 1: 12' 1" (max) x 10' 5" (max) With range of fitted units inc wardrobes, blankets cupboards and bedside tables.

BEDROOM NO 2: 10' 3" (max) x 10' (max)

BEDROOM NO 3: 10' 2" (max) x 10' (max) With range of fitted units inc wardrobe/cupboards, blanket cupboards, and bedside tables.

BEDROOM NO 4: 10' 8" (max) x 8' 8" (max).

OUTSIDE: **OUTSIDE LIGHTS (with sensors) OIL STORAGE TANK**
OPEN STORE 20' (max) x 7' 5" (max)
STORE 9' (max) x 7' 5" (max)
WORKSHED/SUMMER HOUSE 12' 8" (max) x 8' (max) with power & lighting.

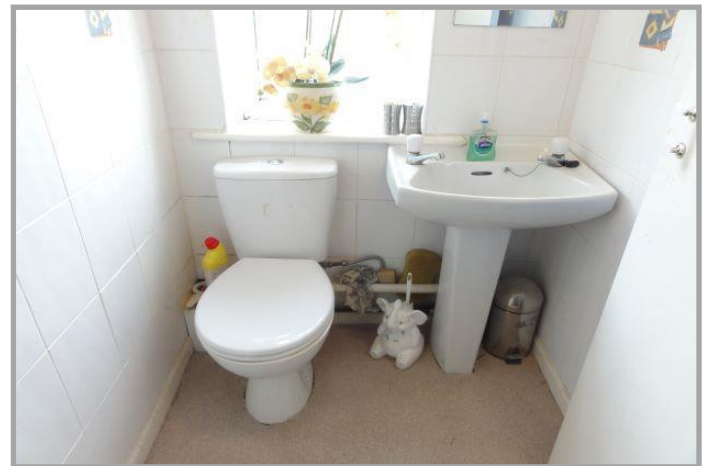
DOUBLE GARAGE/WORKSHOP: 19'5" (max) x 19' (max) With twin double doors, personal door.

GARDENS: To front, down to shingle with a concrete multi-vehicle off road parking space, Concrete pathway to the side of the house and lawned garden to the other side of the house, leads to the attractive gardens to rear which is laid to lawn with numerous trees, shrubs, beds, borders, pathways, two large patio areas and ornamental fishpond.

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