

**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



**CROSS HAVEN
CROSS LANE
WISBECH ST MARY, PE13 4TX**

THE PROPERTY: BEAUTIFULLY PRESENTED SPACIOUS THREE DOUBLE BEDROOM DETACHED BUNGALOW SITUATED ON A LARGE PLOT WITH STUNNING VIEWS TO THE FRONT OVERLOOKING OPEN FIELDS *32' LOUNGE *17' KITCHEN *CONSERVATORY *2 BATH/SHOWER ROOMS(1 EN-SUITE) *OIL FIRED CENTRAL HEATING *DOUBLE GLAZING *ENCLOSED GARDENS TO REAR *MULTI VEHICLE OFF ROAD PARKING TO BOTH SIDE & REAR *30' WORKSHOP *20' DOUBLE GARAGE *A RARE OPPORTUNITY SO VIEW QUICKLY!

THE PRICE: £450,000

FREEHOLD EPC BAND D

REF. 8552

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. 8551 CROSS HAVEN, CROSS LANE, WISBECH ST MARY

COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed with the National Trust sign. Follow the road to the traffic lights and turn right over the bridge. Immediately after crossing the bridge turn left. Proceed to the next set of traffic lights and turn left. Follow the main route for a few miles to the village of Wisbech St Mary. After entering the village and passing the village sign turn immediately left into Bevis Lane. Then turn first left into Cross Lane. It is the third property on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH:

ENTRANCE HALL: With C/H thermostat, built in airing cupboard housing hot water cylinder with immersion heater.

LOUNGE/DINER: 32' (max) x 15'5" (max) With bay window, feature square archway, feature ceiling height exposed brick fire place enclosing a multi fuel burning stove, feature square arch to dining area (with air conditioning unit).

FITTED KITCHEN/UTILITY: 18' (max) x 12'2" (max) (into cupboard) With built in electric hob, electric hob hood, inset single drainer sink unit with mixer tap and cupboard under, range of wall cupboards, part tiled walls, built in dishwasher, preparation surfaces with drawers & cupboards under, built in Smeg electric oven, built in Smeg microwave oven, built in fridge, larder cupboard, built in freezer, extensive range of fitted wall cupboards, security alarm programmer, fitted cupboard with space/plumbing for washing machine and space/vent for tumble drier.

BRICK & UPVC CONSERVATORY: 10'11" (max) x 10'8" (max) With tiled floor, French doors to garden.

FAMILY BATHROOM/W.C./SHOWER ROOM
With Quadrant shower cubicle with thermostatic shower, inset hand wash basin with mixer tap and drawers under, panelled bath with mixer tap, part tiled walls, medicine cabinet with mirror doors and light over.

BEDROOM NO 1: 11'8" (max) x 9'8" (max) With built in double wardrobe/cupboard, built in wardrobe/cupboard.

EN SUITE SHOWER ROOM/W.C.:
With Quadrant shower cubicle with Triton electric shower, low level w.c., hand wash basin with mixer tap, heated towel rail, extractor fan.

BEDROOM NO 2: 12'1" (max) x 9'1" (max) With built in double wardrobe/cupboard.

BEDROOM NO 3: 9'9" (max) x 9'6" (max)

OUTSIDE:

WORKSHOP: 30' (max) x 14' (max) With power and lighting.

DOUBLE GARAGE: 20' (max) x 18'6" (max) With twin electrically operated remote controlled roller doors, personal door, wall mounted oil fired C/H boiler.

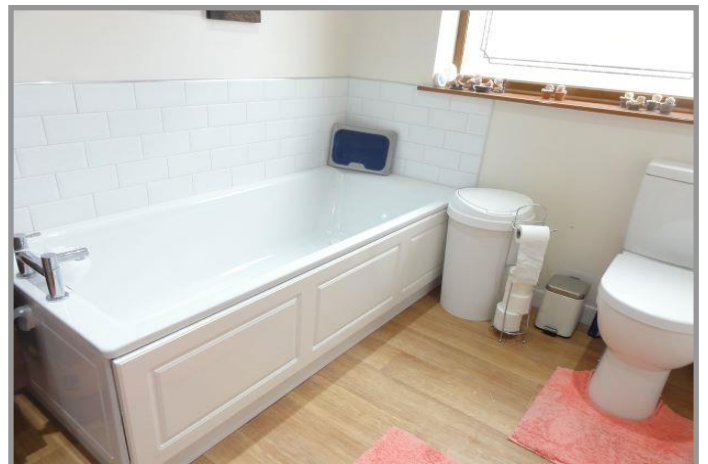
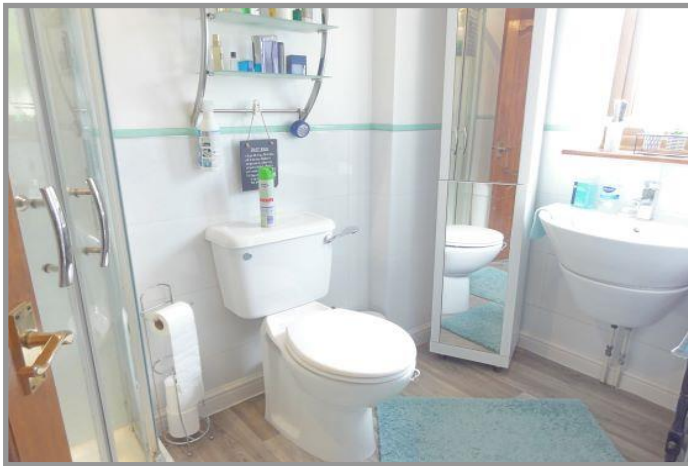
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GENEROUS GARDENS:

To front, laid to lawn with stunning views over open fields and laid to lawn with shingle area and a block paved multi vehicle off road parking space and pathways. Double gates to side open on to the enclosed rear garden with additional multi vehicle off road parking space, lawn, decking, trees, shrubs and a block paved covered patio.



REF. 8552 CROSS HAVEN, CROSS LANE, WISBECH ST MARY



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