



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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**7, WOODFORD GARDENS  
GOREFIELD  
PE13 4QB**

**THE PROPERTY:** JUST LOOK AT THAT VIEW! BEAUTIFULLY PRESENTED THREE BEDROOMED DETACHED HOUSE ENJOYING FABULOUS VIEWS TO REAR OVER OPEN FIELDS, IN A QUIET SOUGHT-AFTER RESIDENTIAL CUL-DE-SAC IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL, PUB, POST OFFICE & GARAGE \* 18FT KITTED KITCHEN WITH A WEALTH OF BUILT IN APPLIANCES \* MASTER BEDROOM WITH EN-SUITE SHOWER/W.C \* LOADS OF OFF-ROAD PARKING \* OIL FIRED CENTRAL HEATING \* DOUBLE GLAZING \* VIEW QUICKLY TO AVOID DISAPPOINTMENT!

**THE PRICE: £295,000**

**FREEHOLD EPC BAND B**

**REF.8553**

**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** **FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the A1101 Long Sutton/Sleaford exit over Freedom Bridge. Follow the road for about ¾ mile & fork left at the traffic lights signal Leverington. Follow the road for a short distance & fork right by the Rising Sun pub into Church Road. Follow the main route for about 2.3 miles to the crossroads, just past the school, in the centre of Gorefield. then turn third left into Woodford Gardens.

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

**ENTRANCE CANOPY/PORCH/LOBBY:**

**ENTRANCE HALL:** With tiled floor, understairs cupboard, stairway off, central heating thermostat, security alarm programmer.

**LOUNGE:** 17' 10" (max) x 11' 5" (max) With oak floor.

**KITCHEN/DINER:** 18' 10" (max) x 12' 6" (max) With tiled floor, double glazed French doors to rear garden, built in washing machine, built in dishwasher built in fridge/freezer, built in electric hob, electric hob hood, built in electric double oven, range of wall cupboards, part tiled walls, inset 1 ½ bowl ceramic sink unit with mixer tap & cupboards under, cupboard housing Grant wall mounted oil-fired central heating boiler.

**GROUND FLOOR CLOAK ROOM/W.C.:**

With low level W.C., tiled floor, inset hand wash basin with tiled splash back and mixer tap, heated towel rail.

**FIRST FLOOR:**

**LANDING:** With access to part boarded loft, built in airing cupboard housing pressurised hot water cylinder with immersion heater.

**FAMILY BATHROOM/W.C.:** With panelled bath with mixer tap & shower attachment, low level W.C., inset hand wash basin with mixer tap & cupboard under, part tiled walls, heated towel rail, light/shaver point.

**BEDROOM NO 1:** 14' 6" (max) x 11' 9" (max) With bay window.

**EN SUITE SHOWER ROOM/W.C.:**

With tiled floor, inset hand wash basin with mixer tap & cupboard under, tiled & screened shower cubicle with thermostatic shower, extractor fan, heated towel rail.

**BEDROOM NO 2:** 11' 8" (max) x 11' 7" (max) 'L' shaped.

**BEDROOM NO 3:** 9' 6" (max) x 8' 2" (max).

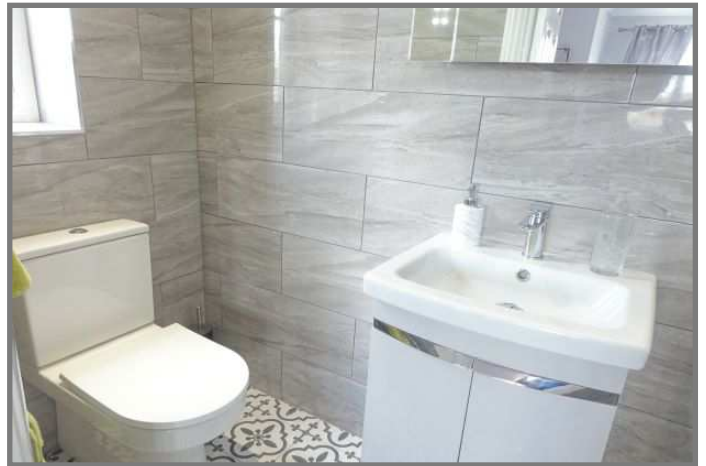
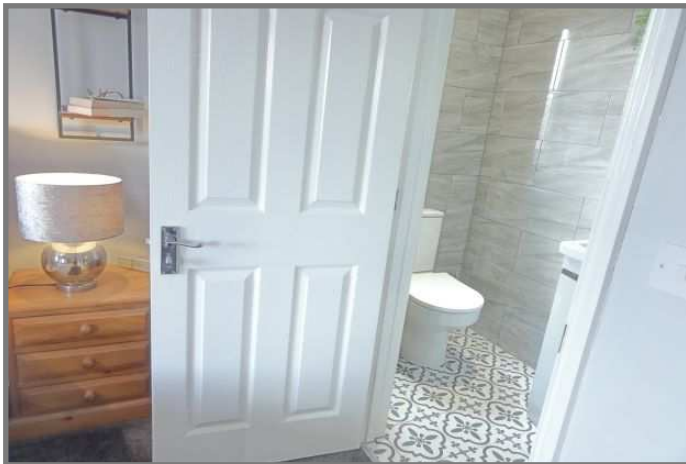
**OUTSIDE:** **OUTSIDE LIGHT : COLD WATERTAPS : OIL STORAGE TANK**

**GARDENS:** Part shared access to a timber double gate which open onto stone chippings multi-vehicle off road parking space with paved area and a paved pathway leading along the side of the house from front to rear. A "car width" access leads along other side of the property to the rear. Lovely garden to rear enjoying stunning views over farmland and is laid to lawn with beds borders, shrubs, and a pathway.

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