

**ROBERT
HALE
HOMES FOR
SALE**

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

01945 465222

E-mail:
wisbech@robert-hale-homes.co.uk

Website:
www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**22, PECKOVER DRIVE
WISBECH, PE13 2HZ**

THE PROPERTY: VERY IMPOSING, VERY SPACIOUS, VERY WELL PRESENTED FOUR BEDROOMED DETACHED HOUSE, SITUATED ON AN ABSOLUTELY HUGE PLOT IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL CUL DE SAC, WITHIN A FEW HUNDRED YARDS OF A LOCAL SHOP & WITHIN EASY ACCESS TO THE TOWN CENTRE! * 23' LOUNGE * 14' FITTED KITCHEN WITH BUILT IN OVEN, HOB & FRIDGE * STUDY * UTILITY * CONSERVATORY * DOUBLE GARAGE & MULTI VEHICLE OFF ROAD PARKING * GAS CENTRAL HEATING * DOUBLE GLAZING * VIEW NOW!

THE PRICE:

£440,000

FREEHOLD EPC BAND D

REF.8561

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. 8561 22, PECKOVER DRIVE, WISBECH

COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway, At the next set of traffic lights turn left into Norwich Road, then fourth right into Ramnoth Road, then first left into Money Bank, then first right into Quaker Lane. Then first right into Peckover Drive, The property is on the right hand side and the end of the cul de sac.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With stairway off;

LOUNGE/DINER: 23'8"(max) x 22'4"(max) with feature exposed brick fire surround with crushed marble hearth & gas point, feature square archway, double glazed French doors to rear garden;

FITTED KITCHEN: 14'(max) x 12'2"(max) with tiled floor, part tiled walls, walk in larder with shelving & light point, built in fridge, built in gas hob, built in electric double oven, electric hob hood, wine rack, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, preparation surfaces with concealed lighting over & drawers & cupboards under, range of wall cupboards, corner display shelving, display cabinet with glazed doors;

GROUND FLOOR CLOAKROOM/W.C.:

With low level w.c., hand wash basin with mixer tap, part tiled walls;

STUDY: 8'8"(ma) x 7'1"(max) with laminate floor;

UTILITY: 7'8"(max) x 6'1"(max) with tiled floor, C./H programmer, inset stainless steel single drainer sink unit with mixer tap & cupboards under, space/plumbing for automatic washing machine;

REAR LOBBY: With tiled floor;

BRICK & UPVC CONSERVATORY:

11'4"(max) x 9'8"(max) with tiled floor, double glazed French doors to rear garden;

FIRST FLOOR:

LANDING: With built in airing cupboard housing hot water cylinder with immersion heater;

FAMILYNBATHROOM/W.C./: With tiled walls, pedestal wash basin, low level. w.c., panelled bath with mixer tap & shower attachment

BEDROOM NO 1: 14'(max) x 11'5"(max)

BEDROOM NO 2: 14'1"(max) x 11'9"(max) with range of fitted units including wardrobe/cupboards, display shelving, dressing unit & floor units;

BEDROOM NO 3: 11'9"(max) x 10'9"(max) with walk in wardrobe/cupboard;

BEDROOM NO 4: 12'(max) x 7'5"(max)

OUTSIDE: GREENHOUSE: COLD WATER TAP:

DOUBLE GARAGE: 16'10"(max) x 16'9"(max) with electrically operated remote controlled rollwer door, power & lighting, Ideal gas fired wall mounted combi boiler;

GARDENS: Attractive gardens to front laid to lawn with mature Palm Trees, shrubs and a block paved multi vehicle off road parking space. Wrought iron gate set in brick archway opens onto the side courtyard garden which is down to a paved patio, Huge enclosed gardens to side and rear laid to lawn with borders, shrubs, conifers trees, paved patio & ornamental circular patio.

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