

**ROBERT
HALE
HOMES FOR
SALE**

Falcon House, Falcon Road,
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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**79, FENLAND ROAD
WISBECH, PE13 3QD**

THE PROPERTY: NO ORDINARY FOUR BEDROOMED DETACHED HOUSE! * 23' FOURTH BEDROOM/BEDSITTING ROOM WITH SEPARATE STAIRWAY * BEAUTIFULLY PRESENTED * SOUGHT AFTER AREA * 27' LOUNGE * 2 BATH/SHOWER ROOMS * FITTED KITCHEN WITH BUILT IN FIRDGE, FREEZER, DISHWASHER, OVEN & HOB * GAS CENTRAL HEATING * DOUBLE GLAZING * GENEROUS POT WITH SUPERB REAR GARDENS * 20' GARAGE PLUS LOTS OF PARKING * MUST BE VIEWED!

THE PRICE: oieo £349,995 FREEHOLD EPC BAND D

REF. 8629

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. 8629 79, FENLAND ROAD, WISBECH

COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed Walsoken/West Walton. Follow the road for about 1 mile to the mini roundabout then turn right into Lerowe Road. Then turn first right into Fenland Road.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With tiled floor, lantern:

ENTRANCE HALL: With stairway off, understairs cupboard, C/H thermostat;

LOUNGE/DINER: 27'(max) x 12'(max) with feature fire surround with 'crushed marble' hearth, feature centre archway, t.,v. point;

FITTED KITCHEN/BREAKFAST ROOM:

16'7"(max) x 11'(max) with built in fridge, built in freezer, built in dishwasher, display cupboards with glazed doors, part tiled walls, tiled floor, built in gas hob, built in gas double oven, electric hob hood, preparation surfaces with drawers & cupboards under and concealed lighting under, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, range of wall cupboards, peninsular breakfast bar with cupboards under, corner floor cupboard;

GROUND FLOOR CLOAKROOM/W.C.:

With low level w.c., inset hand wash basin with mixer tap & cupboards under, part tiled walls, tiled floor;

UTILITY:

9'3"(max) x 9'(max) with tiled floor, part tiled walls, 2 double wall cupboards, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, work top with space/plumbing under for automatic washing machine & space for condensing tumble drier;

INNER LOBBY:

With useful walk in cloaks cupboard housing VIESSMAN gas fired wall mounted combi boiler; SECOND STAIRWAY leads off from the lobby

FIRST FLOOR:

LANDING:

With access via foldaway ladder to part boarded loft with fluorescent ceiling light;

BATHROOM/W.C.:

With heated towel rail, panelled bath with mixer tap & shower attachment, inst hand wash basin with mixer tap & cupboards under, integrated low level w.c., 2 double wall cupboards, tiled walls, extractor fan;

SHOWER ROOM/W.C.

With wall cupboards, floor cupboards, inset hand wash basin with mixer tap, integrated low level w.c., bidet, Quadrant shower cubicle with Chrome shower valve & spray, extractor fan;

BEDROOM NO 1:

14'(max) x 11'(max) with range of fitted units including wardrobes, cupboards, chest o drawers & bedside cabinets, blanket cupboard, display shelving & dressing table;

BEDROOM NO 2:

12'6"(max) x 11'(max) with built in so=tore cupboard, range of wardrobes;

BEDROOM NO 3:

13'1"(max) x 11'6"(max) 'L' shaped with built in double wardrobe/cupboards, long dressing table with drawers & cupboards under;

BEDROOM NO 4/BEDSITTING ROOM:

23'5"(max) x 12'8"(max) with its own stairway access, built in linen cupboard;

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OUTSIDE: COLD WATER TAP: SECURITY LIGHT: OUTSIDE LANTERN: TIMBER STORE SHED: BRICK & TILED ATTACHED WORKSHOP:19'(max) x 9'(max) with power & lighting, doors off to front & rear garden;

GARAGE: 20'7"(max) x 11'7"(max) with electrically operated remote controlled up & over door, power & lighting, personal door;

GARDENS: To front, down to a block paved multi vehicle off road parking area with raised bed & shrubs. Superb enclosed landscaped gardens to rear, laid to lawn with numerous shrubs, conifers, beds, borders and a walled & paved patio.



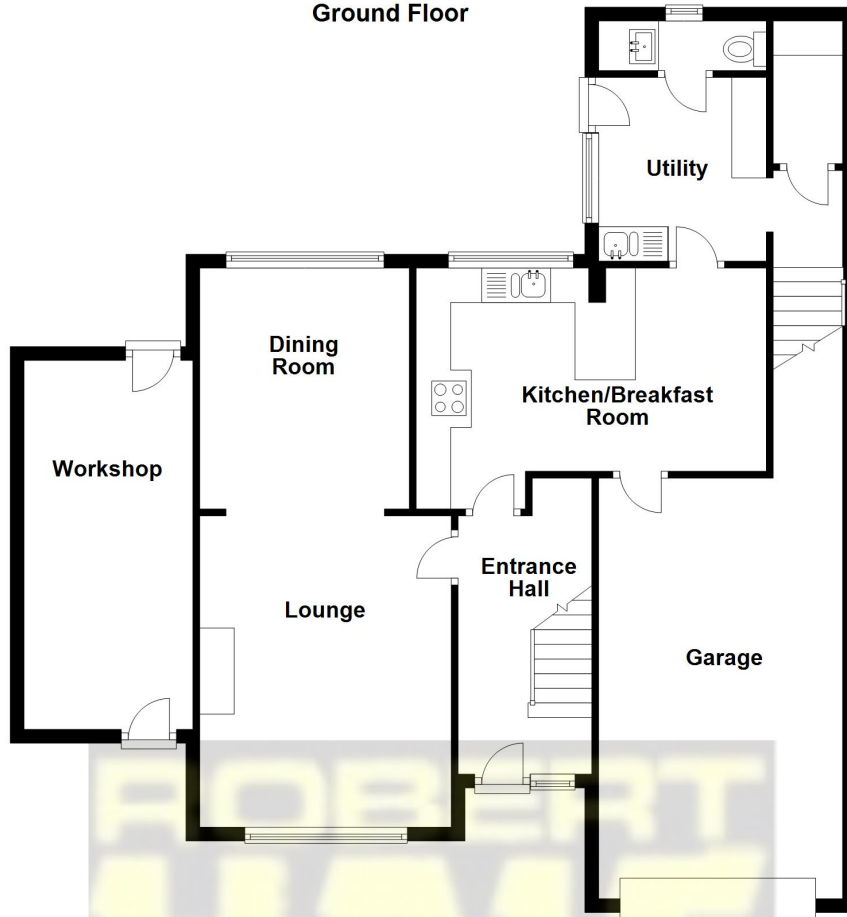
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Ground Floor



First Floor

