

**ROBERT
HALE
HOMES FOR
SALE**

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



TETCOTT

11, TOWN STREET

UPWELL PE14 9AF

THE PROPERTY:

THIS IS A SHOW HOUSE!! A BEAUTIFULLY PRESENTED & HUGELY EXTENDED, FOUR BEDROOMED DETACHED HOUSE SITUATED OVERLOOKING THE RIVER TO THE FRONT & ORCHARDS TO THE REAR IN THIS HIGHLY POPULAR NORFOLK VILLAGE * 28FT LOUNGE * 30FT FITTED KITCHEN/DINER/FAMILY ROOM * UTILITY * TWO BATH/SHOWER ROOMS (1 EN-SUITE) * GENEROUS & ATTRACTIVE GARDENS TO REAR * 20FT GARAGE/WORKSHOP PLUS EXTENSIVE MULTI-VEHICLE OFF ROAD PARKING * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING *DON'T MISS OUT! VIEW TODAY!

THE PRICE:

£470,000

FREEHOLD EPC BAND E

REF.8635

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.8635 TETCOTT, 11, TOWN STREET, UPWELL.

COUNCIL TAX: BAND D KINGS LYNN & WEST NORFOLK

HOW TO GET THERE: From the Wisbech office turn right on to the A1101 dual carriageway Downham Market Road. Follow the main road all the way to the village of Outwell. After entering the village and passing Bloom & Wake garage on the left hand side turn right at the mini roundabout. Follow the main route for about 0.9 miles. The property is on the right hand side overlooking the river, next to the Co-Op.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE/HALL: 'T' Shaped with feature square arch, built in understairs cupboard housing oil fired wall mounted central heating boiler.

FITTED KITCHEN/DINER/FAMILY ROOM:

30' (max) x 12' 5" (max) With laminate floor, built in electric hob, built in electric oven, electric hob hood, preparation surfaces with drawers & cupboards under, built in dishwasher, built in fridge, inset circular stainless steel twin bowl sink with mixer tap, range of wall cupboards, peninsular dining table.

UTILITY: 15' (max) x 7' 6" (max) With tiled floor, work top with cupboards under and space for condensing tumble drier, fitted store cupboards.

FIRST FLOOR:

LANDING: With stained wood floor, access to loft, built in airing cupboard housing hot water cylinder with immersion heater.

FAMILY BATHROOM/W.C.:

With heated towel rail, low level W.C., pedestal wash basin with mixer tap, inset bath with mixer tap & shower attachment, tiled walls, display shelving.

BEDROOM NO 1: 19' (max) x 12' 6" (max) 'L' shaped with Juliet balcony.

EN SUITE SHOWER ROOM /W.C.:

With tiled & screened double shower cubicle, low level W.C., tiled floor, heated towel rail, feature wall mirror, circular hand wash basin with a chrome stand & wall mixer tap, extractor fan.

BEDROOM NO 2: 12' (max) x 11' 11" (max).

BEDROOM NO 3: 10' 7" (max) x 9' (max) With display shelving.

BEDROOM NO 4: 11' (max) x 10' (max) 'L' shaped.

OUTSIDE: OUTSIDE LIGHTING : OIL STORAGE TANK : COLD WATER TAP

GARAGE/WORKSHOP: 20' 8" (max) 9' 7" (max) With double door to front, personal door to side, power & lighting.

GARDENS: To front with palm trees, slate borders and an extensive shingle multi-vehicle off road parking area, which extends along the side of the house. Timber gate to side opens on to superb generous enclosed rear garden which is laid to lawn with borders, shrubs, trees, slate chippings and an extensive paved patio area. Useful concealed storage areas to each side of the house.

N.B. The view over the river is a general view to the front of the property, on the other side of the road.

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