

**ROBERT
HALE
HOMES FOR
SALE**

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**8 KILDERKIN CLOSE
FRIDAY BRIDGE PE14 0HT**

THE PROPERTY:

BEAUTIFULLY PRESENTED LUXURY FOUR BEDROOM DETACHED HOUSE IN A CUL-DE-SAC LOCATION IN THIS POPULAR VILLAGE WITH ITS OWN SCHOOL, PUB & POST OFFICE AND EASY ACCESS TO BOTH WISBECH AND MARCH *FABULOUS 21' KITCHEN WITH A WEALTH OF FITTED APPLIANCES *SEPARATE DINING ROOM *LOVELY CONSERVATORY *MASTER BEDROOM WITH EN-SUITE SHOWER/W.C. *GAS CENTRAL HEATING *DOUBLE GLAZING *DOUBLE GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING *ATTRACTIVE ENCLOSED GARDEN TO REAR *VIEW QUICKLY!

THE PRICE:

OIEO £400,000 FREEHOLD EPC BAND C

REF. 8693

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. 8693 8 KILDERKIN CLOSE, FRIDAY BRIDGE PE14 0HT

COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right on to the A1101 dual carriageway Downham Market Road. Follow the road for about 1.4 miles to the China Rose takeaway and turn right signed Elm and Friday Bridge. Follow the road for about 1.8 miles to the Clock Tower and immediately after passing the Clock Tower turn first left into Maltmas Drove. Then turn first left into Kilderkin Close.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With light.

ENTRANCE HALL: With LVT flooring, stairway off, telephone point.

LOUNGE: 16'1" (max) x 12' (max)

DINING ROOM: 12'5" (max) x 8'9" (max) With laminate floor.

FITTED KITCHEN/BREAKFAST ROOM:

21' (max) x 10' (max) With tiled floor, double glazed French doors to rear garden, built in microwave, built in electric oven, range of wall units, part tiled walls, preparation surfaces with drawers & cupboards under, built in halogen 5 ring hob, electric hob hood, extractor fan, built in wine cooler, built in dishwasher, built in fridge, peninsular breakfast bar with cupboards under, concealed lighting over worktop, plinth lighting.

GROUND FLOOR CLOAKROOM/W.C.:

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

UTILITY: 7' 8" (max) x 5' 8" (max) With wall cupboard housing Worcester gas fired wall mounted combi-boiler, work top with space/plumbing for washing machine, inset stainless steel sink unit with mixer tap & cupboard under, tiled floor, extractor fan.

BRICK AND UPVC CONSERVATORY:

12'7" (max) 10'1" (max) (with electric under floor heating), tiled floor, double glazed french doors to rear garden.

FIRST FLOOR:

LANDING: With access via folding ladder to part boarded loft with power point & lighting, built-in linen cupboard.

FAMILY BATHROOM/W.C.: With tiled floor, tiled walls, extractor fan, low level W.C., vanity unit with mixer tap & cupboards under, panelled bath with mixer tap & shower attachment, heated towel rail, shaver point.

BEDROOM NO 1: 12' (max) x 11'11" (max) With walk-in wardrobe/cupboard.

EN-SUITE SHOWERROOM/W.C.:

With laminate floor, tiled and screened double shower with chrome shower valve and spray, inset hand wash basin with mixer tap and cupboards under, low level w.c., heated towel rail, tiled walls, extractor fan, illuminated wall mirror.

BEDROOM NO 2: 12'5" (max) x 12'2" (max) With fitted double wardrobe/cupboard.

BEDROOM NO 3: 9'4" (max) x 8'10" (max).

BEDROOM NO 4: 10' (max) x 7' (max) 'L' shape with built-in wardrobe/cupboard.

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OUTSIDE:

EXTERNAL POWER POINT: COLD WATER TAP : SECURITY LIGHTS:

WORKSHED:

12' 5" (max) x 8' (max) With power & lighting, work bench.

DOUBLE GARAGE:

19'2" (max) x 18'5" (max) With twin up and over doors, power and lighting, joist storage, personal door.

GARDENS:

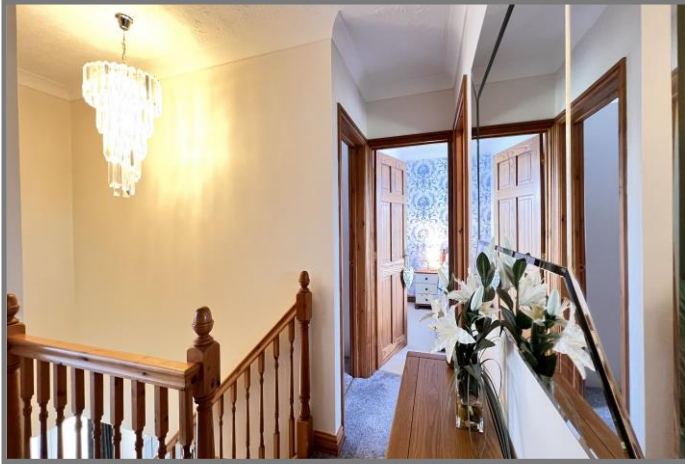
To front, laid to lawn paved pathway to the front entrance door and a block paved double off road parking space. Timber gate to side opens on to a pathway leading to the attractive enclosed rear garden which is laid to lawn with borders, shrubs and an extensive paved patio enclosed with ornamental wrought iron railings.



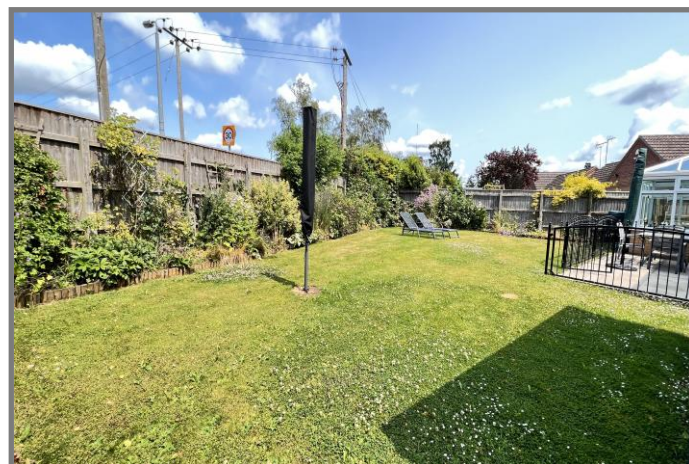
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