

**ROBERT  
HALE  
HOMES FOR  
SALE**

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

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**WESTBURY HOUSE  
STATION ROAD  
WISBECH ST MARY  
PE13 4RY**

**THE PROPERTY:** A HUGE HOUSE WITH HUGE POTENTIAL ON A HUGE PLOT! FOUR/FIVE BEDROOMED DETACHED HOUSE SITUATED IN A SOUGHT-AFTER LOCATION IN A HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL, PUB, POST OFFICE & SHOP \* FITTED KITCHEN \* UTILITY \* SEPARATE DINING ROOM \* CONSERVATORY \* THREE BATH/SHOWER ROOMS (1 EN-SUITE) \* DOUBLE GARAGE PLUS MASSIVE MULTI-VEHICLE OFF ROAD PARKING SPACE \* HUGE GARDENS TO REAR \* BRICK SUMMER HOUSE \* OIL CENTRAL HEATING \* DOUBLE GLAZING \* NOT TO BE MISSED!!

**THE PRICE:**

**£430,000**

**FREEHOLD EPC BAND E**

**REF.8714**

**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. 8714 WESTBURY HOUSE, STATION ROAD, WISBECH ST MARY.**

**COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit signed with the National Trust logo. Follow the road to the traffic lights and turn right crossing the bridge. Immediately after crossing the bridge turn left. Proceed to the next set of traffic lights and turn left. Follow the road for several miles to the village of Wisbech St Mary. After passing the village sign turn first right into Station Road. The property is on the right hand side.

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

**DOUBLE GLAZED ENTRANCE LOBBY:**  
With tiled floor.

**ENTRANCE HALL:** With stairway off, walk-in cloaks cupboard.

**LOUNGE:** 20' (max) x 12' 1" (max) With feature fire surround with crushed marble hearth, glazed double doors to:-

**DINING ROOM:** 11' 8" (max) x 10' 1" (max) With double glazed patio doors to conservatory.

**STUDY/GROUND FLOOR BEDROOM NO 5:**  
10' 8" (max) x 10' (max) 'L' shaped, understairs cupboard.

**FITTED KITCHEN:** 14' 5" (max) x 9' 8" (max) With range of wall cupboards, inset stainless steel single drainer sink unit with mixer tap and cupboard under, preparation surfaces with drawers and cupboards under, space for domestic appliance, built in electric double oven, built in electric hob, electric hob hood.

**GROUND FLOOR CLOAKROOM/W.C.:**  
With low level W.C., hand wash basin, tiled walls, extractor fan.

**REAR LOBBY:** With tiled floor.

**GROUND FLOOR SHOWER ROOM/W.C.:**  
With tiled floor, tiled walls, inset hand wash basin with mixer tap and cupboards under, low level w.c., tiled and screened shower cubicle with Triton electric shower, extractor fan.

**UTILITY:** 12' 9" (max) x 6' 6" (max) With tiled floor, tiled walls, Trianco oil fired central heating boiler, work top with drawers and cupboards under and space for domestic appliance, inset stainless steel single drainer sink unit with drawers & cupboards under, extractor fan.

**BRICK & UPVC CONSERVATORY:**  
11' 6" (max) x 10' 8" (max) With tiled floor, double glazed French doors to rear garden.

**FIRST FLOOR:**

**LANDING:** With walk in airing cupboard housing hot water cylinder & central heating programmer.

**FAMILY BATHROOM/W.C.:** With low level W.C., inset hand wash basin with cupboards under, corner bath, tiled walls.

**BEDROOM NO 1:** 14' (into wardrobe) x 11'8" (max) With range of fitted wardrobe/cupboards.

**EN SUITE SHOWER ROOM/W.C.:**  
With inset hand wash basin with cupboards under, low level w.c., tiled walls, tiled and screened shower cubicle with thermostatic shower.

**BEDROOM NO 2:** 11'9" (max) 9'10" (max) With fitted wardrobe/cupboard.

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**BEDROOM NO 3:** 13'4" (max) x 6'10" (max) With fitted wardrobe/cupboards

**BEDROOM NO 4:** 11'8" (max) x 8' (max) With fitted wardrobe/cupboards.

**OUTSIDE:**

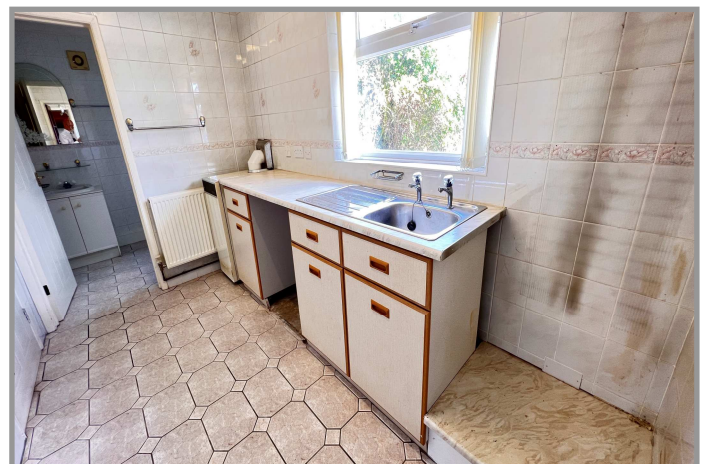
**TIMBER SUMMER HOUSE: BRICK SUMMER HOUSE/WORKSHOP:**

**DOUBLE GARAGE:**

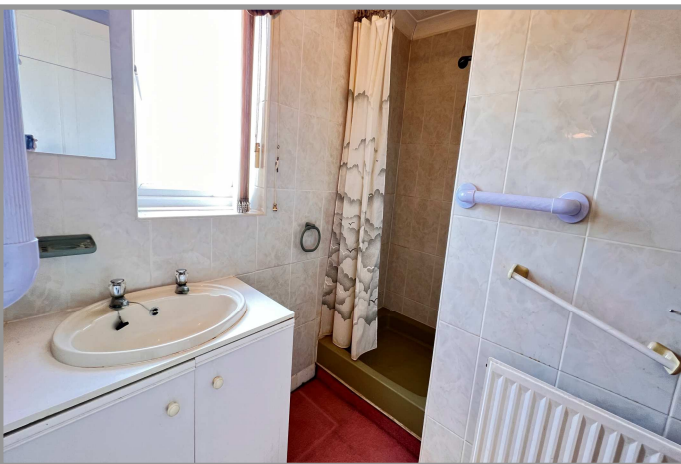
18'2" (max) x 17'5" (max) With two up and over doors, power and lighting, access to loft storage, personal door to garden and utility.

**GARDENS:**

To front, to an extensive shingle multi vehicle off road parking space, which extends along the side of the house. Land to rear, down to grass with numerous trees, with a shingle parking area and paved patio adjacent to the house.

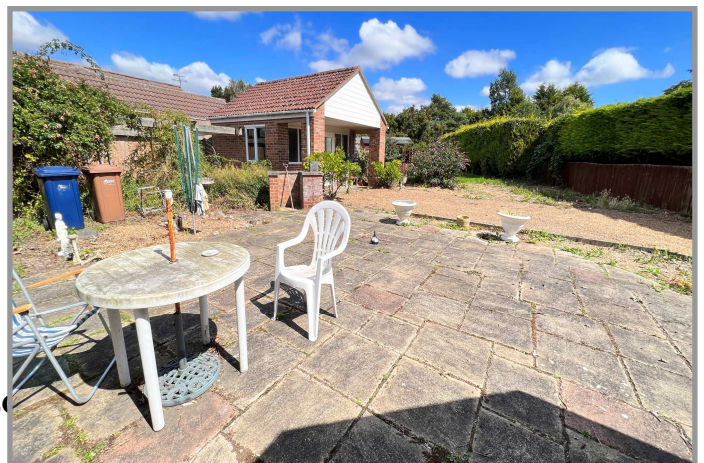
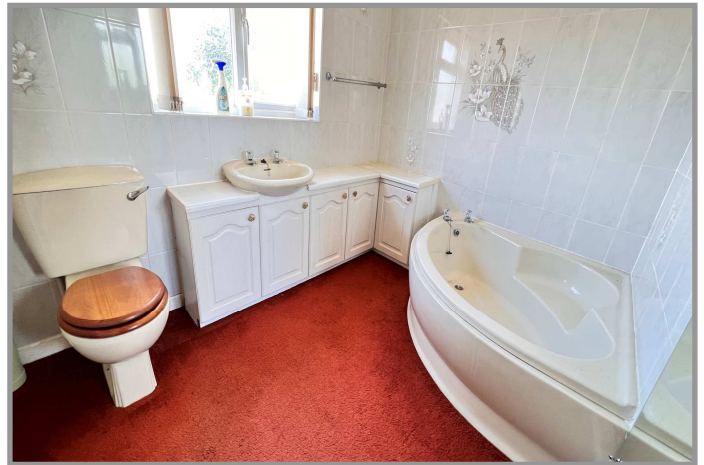


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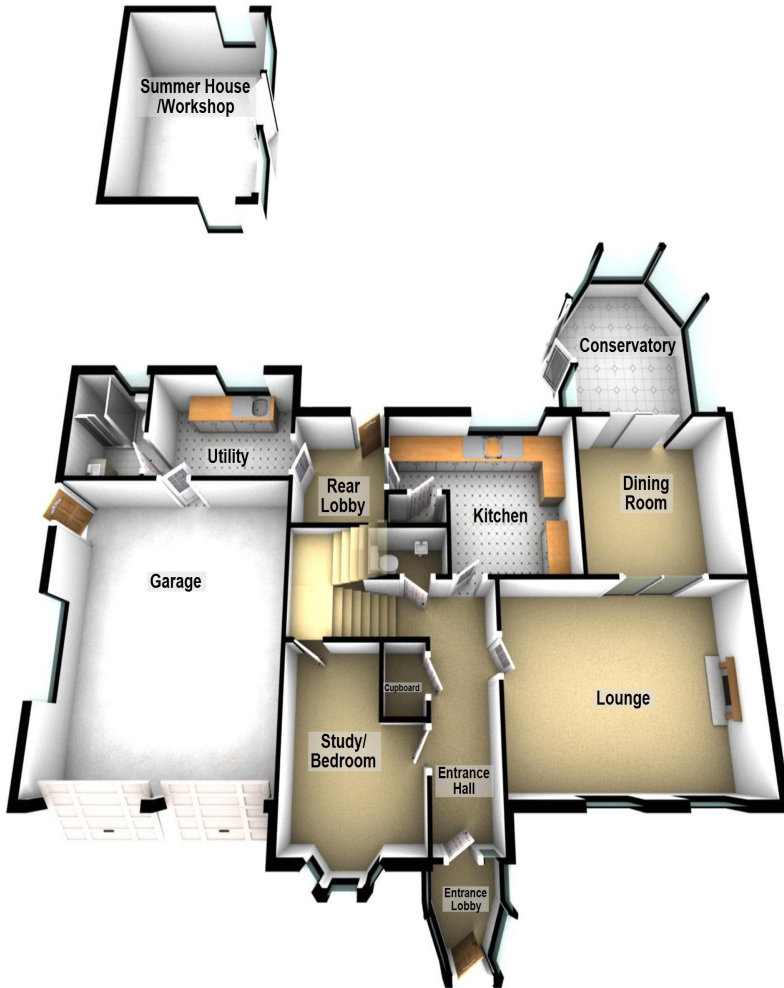


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Ground Floor



First Floor

