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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**WALNUT HOUSE
BEGDALE, ELM
PE14 0BQ**

THE PROPERTY: THIS IS A SHOW HOUSE! AN ABSOLUTELY STUNNING 5 BEDROOMED DETACHED HOUSE SITUATED IN THIS HIGHLY POPULAR VILLAGE WITH IS OWN SCHOOL, PUB & POST OFFICE * FABULOUS 25' FITTED KITCHEN WITH A WEALTH OF BUILT IN APPLIANCES * SEPARATE DINING ROOM/STUDY* FOUR BATH/SHOWER ROOMS (3 en suite) * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * MULTI OFF ROAD PARKING PLUS EXTENSIVE PARKING TO REAR * ATTRACTIVE ENCLOSED REAR GARDENS * VIEW NOW!

THE PRICE: £450,000 FREEHOLD EPC BAND

REF.8719

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. 8719 WALNUT HOUSE, BEGDALE, ELM

COUNCIL TAX: **BAND E FENLAND DISTRICT COUNCIL**

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway,. Follow the road for about 1.4 miles to the China Rose Takeaway on the right hand side. Turn right signed Elm & Friday Bridge. Follow the road into the village of Elm and immediately before the Sportsman Pub turn right into Begdale. Follow the road and the property will be seen on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With tiled floor, C/H room thermostat, bespoke open riser oak tread stairway off;

LOUNGE: 17'4"(max) x 11'8"(max) with C/H room thermostat;

DINING ROOM/STUDY: 11'6"(max) x 9'11"(max) with tiled floor, C/H room thermostat;

OPEN PLAN KITCHEN/DINER/FAMILY ROOM:

25'5"(max) x 21'9"(max) with C/H room thermostat, tiled floor, two set of bi-folding doors to rear garden, built in multi fuel burning fire, built in fridge, built in freezer, preparation surfaces with drawers & cupboards under, inset 1 ½ bowl sink unit with mixer tap & cupboards under, built in dishwasher, built in induction hob, electric hob hood, built in electric double oven/microwave

GROUND FLOOR CLOAKROOM/W.C.:

With integrated low level w.c., integrated hand wash basin with mixer tap & cupboard under, fitted cupboard housing Glow Worm gas fired wall mounted boiler;

UTILITY: 7'8"(max) x 7'2"(max) with tiled floor, C/H room thermostat, fitted cupboard with space/plumbing for automatic washing machine & space/vent for tumble drier, fitted store cupboards, heated towel rail;

FIRST FLOOR:

LANDING: With built in store cupboard, stairway off to second floor;

FAMILY BATHROOM/W.C.: With airing cupboard housing hot water cylinder, heated towel rail, tiled floor, tile and screened double shower cubicle with thermostatic shower, panelled bath with mixer tap, part tiled walls, low level w.c., integrated hand wash basin with mixer tap & cupboard under;

BEDROOM NO 1: 13'9"(max) x 10'3"(max) with two built in double wardrobes/cupboards;

EN SUITE BATHROOM/SHOWER ROOM/W.C.:

With tiled floor, part tiled walls, wall mounted t.v./mirror, heated towel rail, low level w.c., pedestal wash basin with mixer tap & tiled splash back, freestanding 'oval' bath with mixer tap, tiled & screened double shower cubicle with thermostatic shower, extractor fan;

BEDROOM NO 2: 13'1"(max) x 11'7"(max)

ENSUITE SHOWER ROOM/W.C.:

With low level w.c, Quadrant shower cubicle with thermostatic shower, integrated hand wash basin with mixer tap & cupboard under, heated towel rail, extractor fan;

BEDROOM NO 3: 14'1"(max) x 11'6"(max) with built in double wardrobe/cupboard;

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SECOND FOOR:

LANDING: With access to side loft;

BEDROOM NO 4: 18'4"(max) x 12'4"(max) with sloping ceiling;

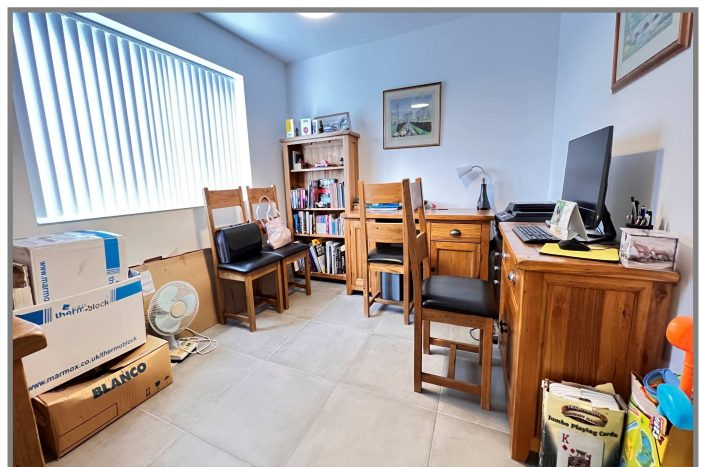
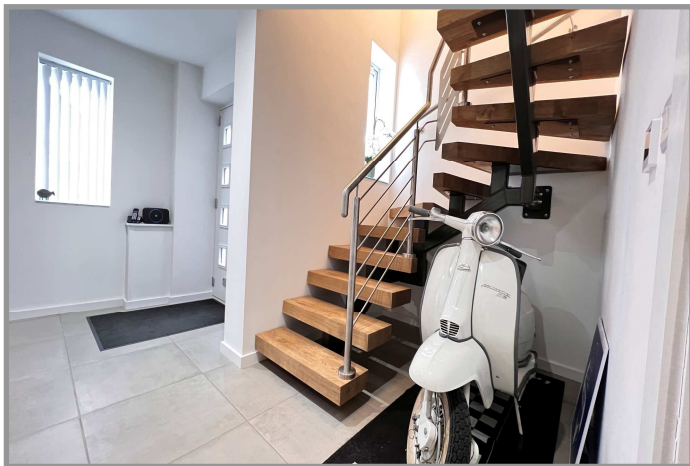
ENSUITE SHOWER ROOM/W.C.:

With Quadrant shower cubicle with Triton electric shower, integrated hand wash basin with mixer tap & cupboards under, low level w.c., heated towel rail, extractor fan;

BEDROOM NO 5: 14'10"(max) x 12'7"(max) 'L' shaped;

OUTSIDE: **EXTERNAL POWER POINTS:** **TIMBER WORKSHOP** with power & lighting:
OUTSIDE LIGHTS:

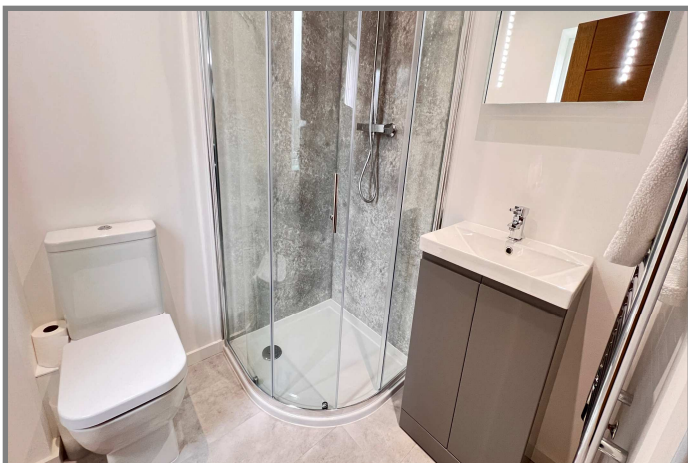
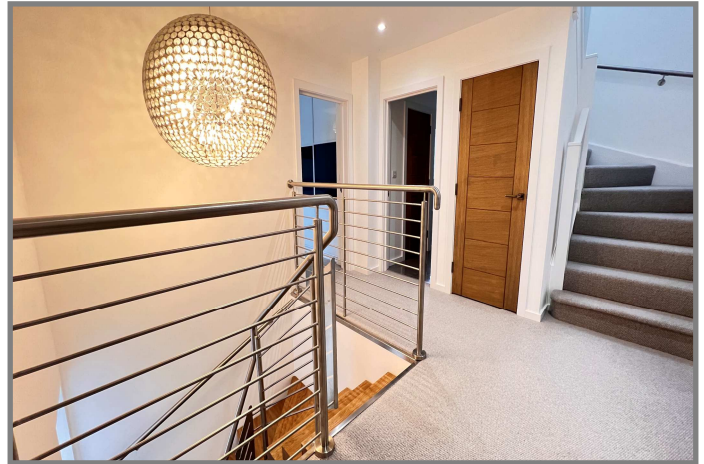
GARDENS: Low maintenance gardens to front down to a stone chippings multi vehicle off road parking area, Metal bi-folding gate to side give useful vehicle access to the rear. Enclosed gardens to rear laid to lawn with borders and an extensive paved area with BRICK BBQ. Additional stone chippings off road parking space to rear.



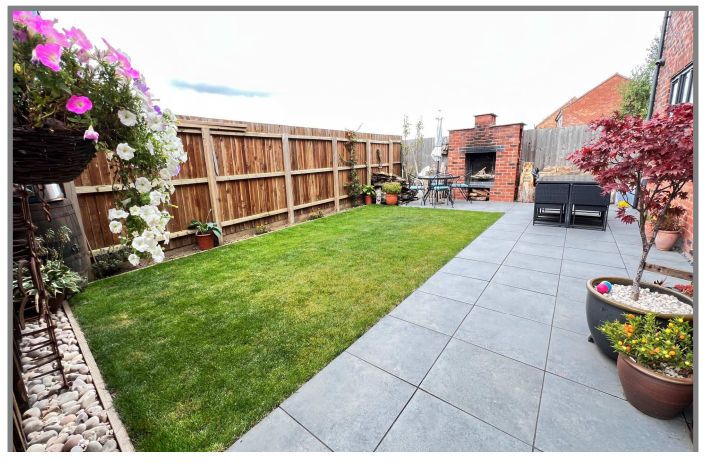
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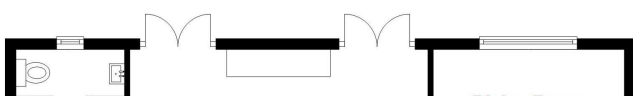
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Ground Floor



First Floor



