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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**9 BLACKBEAR LANE
WISBECH
PE13 3SA**

THE PROPERTY: THIS IS A "SHOW BUNGALOW" ABSOLUTELY STUNNING! VERY DECEPTIVE FOUR BEDROOM DETACHED BUNGALOW SITUATED IN SOUGHT AFTER LANE CLOSE TO BOTH THE COUNTRYSIDE AND LOCAL SHOPS/FACILITIES *21' LOUNGE *FITTED KITCHEN WITH A WEALTH OF BUILT-IN APPLIANCES *23' GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING *LANDSCAPED REAR GARDEN *"HEATED" ABOVE GROUND SWIMMING POOL (separate negotiation) *GAS CENTRAL HEATING *DOUBLE GLAZING *MUST BE VIEWED!!

THE PRICE: oieo £350,000 FREEHOLD EPC BAND D REF. 8742

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. 8742 9 BLACKBEAR LANE, WISBECH

COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. At the next set of traffic lights turn left into Norwich Road. Follow the road for about 1.3 mile then turn right into Blackbear Lane. The property is shortly on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY/PORCH/LOBBY:

ENTRANCE HALL: With tiled floor, access to loft.

LOUNGE/DINER: 21'8" (max) x 12' (max) With tiled floor, feature fire surround enclosing a log burning stove.

FITTED KITCHEN/BREAKFAST ROOM:

12' (max) x 12' (max) With built-in dishwasher, built-in automatic washing machine, breakfast bar, range of wall cupboards, preparation surfaces with drawers and cupboards under, plinth lighting, inset ceramic double sink unit with mixer tap and cupboards under, illuminated display cupboards, Leisure gas/electric range, electric hob hood.

CLOAKROOM/W.C.: With low level w.c., inset hand wash basin with mixer tap and cupboard under, tiled floor, tiled walls, heated towel rail.

BATHROOM/W.C./SHOWER ROOM:

With roll edge claw foot free standing bath with mixer tap and shower attachment, heated towel rail, inset hand wash basin with mixer tap and cupboard under, integrated low level w.c., tiled floor, tiled walls, extractor fan, tiled and screened double shower cubicle with thermostatic shower.

BEDROOM NO 1: 12'9" (max) x 10' (max) With laminate floor.

BEDROOM NO 2: 12'8" (max) x 12' (max) With laminate floor.

BEDROOM NO 3: 12' (max) x 9'8" (max) With laminate floor.

BEDROOM NO 4: 8'4" (max) x 7'9" (max) With laminate floor.

OUTSIDE: **EXTERNAL POWER POINT: OUTSIDE LIGHTS: TIMBER STORE:**
COLD WATER TAP: SECURITY LIGHT: INTEX "above ground" swimming pool heated by air source heat pump (separate negotiation).

GARAGE: 23' (max) x 8'8" (max) Up and over door, power and lighting, personal door, Glow Worm wall mounted combi boiler, plumbing for automatic washing machine.

GARDENS: To front, down to a shingle multi vehicle off road parking area, with lawn, borders, shrubs and an extensive paved patio area. Timber gate to side opens on to a concrete pathway leading to the enclosed landscaped rear garden which is laid to lawn with extensive decking area.

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Blackbear Lane

