

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**14 PECKOVER DRIVE
WISBECH, PE13 2HZ**

THE PROPERTY: WELL PRESENTED SPACIOUS FIVE BEDROOM DETACHED HOUSE ON A LARGE PLOT IN A HIGHLY SOUGHT AFTER RESIDENTIAL CUL-DE-SAC CLOSE TO SCHOOLS COLLEGE AND LOCAL SHOPPING AMENITIES!
*29' LOUNGE *FITTED KITCHEN WITH A WEALTH OF BUILT-IN APPLIANCES *TWO BATH/SHOWER ROOMS! *MULTI VEHICLE OFF ROAD PARKING PLUS 16' GARAGE *GENEROUS ENCLOSED GARDENS TO REAR *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *EARLY VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT!

THE PRICE:

oieo £335,000

FREEHOLD EPC BAND D

REF.8770

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. 8770 14 PECKOVER DRIVE, 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. Then turn fourth right into Ramnoth Road. Then first left into Money Bank, first right into Quaker Lane and first right into Peckover Drive. The property is on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY:

ENTRANCE HALL: With wood floor, stairway off.

LOUNGE/DINER: 29'5" (max) x 12' (max) With feature square archway, bay window, double glazed patio doors, feature fire surround enclosing an electric 'flame effect' fire.

FITTED KITCHEN: 12'1" (max) x 10'1" (max) With walk-in understairs cupboard, walk-in larder with shelving and light point, tiled floor, part tiled walls, "pull out" shelving, inset stainless steel single drainer 1 ½ sink unit with mixer tap and cupboards under, built-in fridge, built-in dishwasher, granite work surfaces with drawers and cupboards under, Rangemaster gas/electric range, display cupboards with glazed doors, electric hob hood, range of walls cupboards.

GROUND FLOOR CLOAKROOM/W.C.:

With tiled floor, part tiled walls, low level w.c., pedestal wash basin.

UTILITY: 7'3" (max) x 5'4" (max) With tiled floor, part tiled walls, space/plumbing for automatic washing machine fitted shelving, space/vent for tumble drier.

REAR LOBBY: With tiled floor.

FIRST FLOOR:

LANDING: With feature archway.

BATHROOM/W.C.: With low level w.c., pedestal wash basin, panelled bath with mixer tap and shower attachment, tiled walls, tiled floor, medicine cabinet with mirror doors.

SHOWER ROOM/W.C.: With tiled and screened shower cubicle with thermostatic shower, pedestal wash basin with mixer tap, low level w.c., part tiled walls, tiled floor, heated towel rail.

BEDROOM NO 1: 14'1" (max) x 11'4" (max) With laminate floor, extensive range of fitted bedroom furniture available by separate negotiation.

BEDROOM NO 2: 12'2" (max) x 11'5" (max) With range of fitted units including dressing unit, shelving, wardrobe/cupboards, blanket cupboards and bedside tables, built in airing cupboard housing Baxi gas fired wall mounted combi boiler..

BEDROOM NO 3: 8'10" (max) x 7'8" (max)

BEDROOM NO 4: 11'8" (max) x 7'6" (max)

BEDROOM 5/STUDY: 6'8" (max) x 6'5" (max)

OUTSIDE: SUMMER HOUSE: COLD WATER TAP:

GARAGE: 16'6" (max) x 8'1" (max) (Currently part converted to a Dark Room but easily reconverted) With power and lighting.

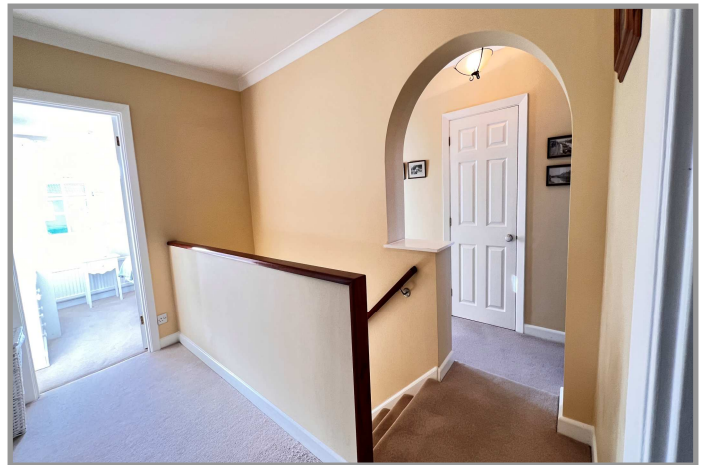
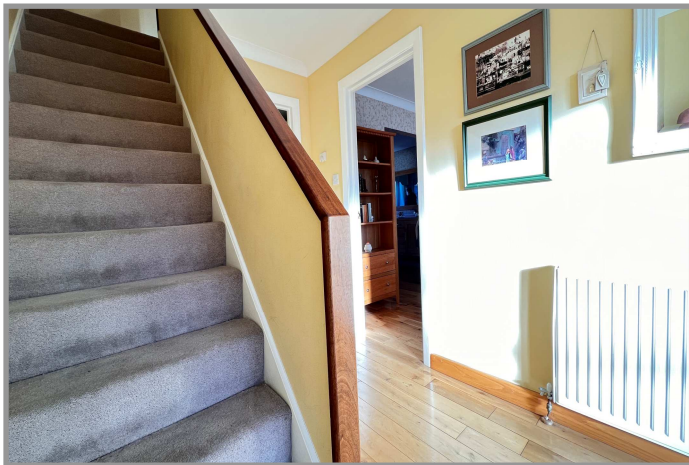
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GARDENS:

To front, down to shingle, with a block paved multi vehicle off road parking area. Timber gate to side opens onto a pathway leading to the generous attractive enclosed rear Gardens which is laid to lawn with paved and walled patio, extensive shingle area and mature shrubs, birch tree.



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