

**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**



**2, TRAFFORD PARK  
WISBECH, PE13 2DF**

**THE PROPERTY:** A MAGNIFICENT SPACIOUS FOUR DOUBLE BEDROOMED DETACHED FAMILY HOUSE IN A HIGHLY SOUGHT AFTER AREA CLOSE TO LOCAL SCHOOLS \* 24' LOUNGE \* SEPARATE DINING ROOM \* STUDY \* FITTED KITCHEN WITH BUILT IN OVEN & HOB \* TWO BATH/SHOWER ROOMS(1 En Suite) \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* LOVELY ENCLOSED GARDEN TO REAR \* 400sq.ft DOUBLE GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING \* VIEW QUICKLY TO AVOID DISAPPOINTMENT!

**THE PRICE:** £470,000 FREEHOLD EPC BAND D

**REF. 8644**

**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. 8644 2, TRAFFORD PARK, WISBECH**

**COUNCIL TAX: BAND F FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit signed Walsoken & West Walton. Follow the road and turn third right into Clarkson Avenue. Then turn third left into Trafford Road. Proceed to the crossroads and proceed straight over, then proceed left into Trafford Park. The property is on the right hand side.

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

**ENTRANCE PORCH:**

**ENTRANCE HALL:** With stairway off;

**LOUNGE:** 24'2"(max) x 13'6"(max) with feature fire surround enclosing a fitted 'living flame' gas fire with crushed marble hearth, double glazed French doors to rear garden;

**DINING ROOM:** 13'4"(max) x 11'4"(max);

**FITTED KITCHEN:** 13'3"(max) x 11'11"(max) with built in electric double oven, built in gas hob, electric hob hood, range of wall cupboards, preparation surfaces with drawers & cupboards under, space/plumbing for dishwasher, inset stainless steel single drainer 1 1/w bowl sink unit with mixer tap & cupboards under, corner display shelving, larder cupboard, part tiled walls;

**GROUND FLOOR CLOAKROOM/W.C.:**

With low level w.c., hand wash basin with tiled splash back;

**STUDY:** 11'10"(max) x 8'5"(max);

**UTILITY:** 13'6"(max) x 9'7"(max) with inset stainless steel single drainer sink unit with mixer tap & cupboard under, space/plumbing for automatic washing machine, space/plumbing for tumble drier, work top with cupboards under, access to loft, INTERGAS gas fired wall mounted C/H boiler, C/H programmer;

**FIRST FLOOR:**

**LANDING:** With walk in airing cupboard housing hot water cylinder with immersion heater;

**FAMILY BATHROOM/W.C./SHOWER ROOM:**

With panelled bath with mixer tap & shower attachment, inset hand wash basin with mixer tap & cupboards under, low level w.c., part tiled walls, heated towel rail, tiled & screened shower cubicle with thermostatic shower;

**BEDROOM NO 1:** 14'5"(max) x 13'5"(max);

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

With hand wash basin with tiled splash back & cupboards under, medicine cabinet with mirror doors, heated towel rail, corner bath, low level w.c., Quadrant shower cubicle with Chrome shower calve & spray;

**BEDROOM NO 2:** 13'5"(max) x 10'9"(max);

**BEDROOM NO 3:** 13'5"(max) x 12'6"(max);

**BEDROOM NO 4:** 10'3"(max) x 8'10"(max) with access to loft;

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**OUTSIDE:** **TIMBER STORE SHED: SUMMER HOUSE with power & lighting; SECURITY LIGHT: OUTSIDE LIGHTS:**

**BRICK DOUBLE GARAGE:** 20'8"(max) x 20'6"(max) with twin up & over doors, joist storage, power & lighting, personal door;

**GARDENS:** To front, laid to lawn with an extensive tarmac multi vehicle off road parking/driveway/turn round, with numerous palm trees, shrubs, & trees. Wrought iron gate to side open onto the enclosed rear and side gardens which are also laid to lawn with conifers, shrubs, pathways and paved patios.



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