

**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



**28, CHURCHFIELD WAY
WISBECH ST MARY
PE13 4SY**

THE PROPERTY: BEAUTIFULLY PRESENTED FOUR BEDROOMED DETACHED HOUSE IN A SOUGHT AFTER CUL DE SAC LOCATION IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL, SHOP/POST OFFICE * 20' LOUNGE * 22' FITTED KITCHEN * LOVELY CONSERVATORY * 2 BATH/SHOWER ROOMS * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * ATTRACTIVE ENCLOSED GARDENS TO REAR * GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING * VIEW QUICKLY!

THE PRICE: £365,000 FREEHOLD EPC BAND E

REF. 8810

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: 8810 28, CHURCHFIELD WAY, 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 . Proceed to the traffic light and turn right over the Town Bridge then immediately left. Proceed to the traffic lights and proceed straight on. Follow the main route for a few miles to the village of Wisbech St Mary. After entering the village and passing the village sign turn third right into Church Road. Then turn first left into Churchfield Way. The house is on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With light;

ENTRANCE HALL: With stairway off;

LOUNGE: 20'(max) x 11'7"(max) with feature fire surround with 'crushed marble' hearth;

FITTED KITCHEN: 22'5"(max) x 10'5"(max) with built in gas hob, built in electric double oven, electric hob hood, built in dishwasher, preparation surfaces with drawers & cupboards under, range of wall cupboards, peninsular breakfast bar, inset stainless steel single drainer sink unit with mixer tap & cupboards under, wine rack, double glazed French doors to conservatory, understairs cupboard;

GROUND FLOOR CLOAKROOM/W.C.:

With low level w.c., hand wash basin with mixer tap & tiled splash back, extractor fan;

UTILITY: 7'11"(max) x 5'2"(max) with range of wall cupboards, part tiled walls, work top with cupboards under, space/plumbing for automatic washing machine, space/plumbing for tumble drier;

BRICK & UPVC CONSERVATORY:

15'10"(max) x 10'3"(max) with double glazed French doors to rear garden;

FIRST FLOOR:

LANDING: With access via foldaway ladder to boarded loft with power & lighting;

BATHROOM/W.C.: With pedestal washbasin with mixer tap & tiled splash back, low level w.c., heated towel rail, shower/bath with mixer tap & shower attachment, shaver point;

BEDROOM NO 1: 13'9"(max) x 11'7"(max) with built in airing cupboard housing pressurised hot water cylinder with immersion heater, walk in wardrobe/cupboard, fitted double wardrobe/cupboard with mirror doors;

EN SUITE SHOWER ROOM/W.C.:

With Quadrant shower cubicle with thermostatic shower, tiled walls, tiled floor, integrated low level w.c., integrated hand wash basin with mixer tap, heated towel rail;

BEDROOM NO 2: 13'(max) x 12'2"(max) with fitted wardrobe/cupboards;

BEDROOM NO 3: 10'10"(max) x 9'2"(max);

BEDROOM NO 4: 9'10"(max) x 8'3"(max);

OUTSIDE: SECURITY LIGHT:

GARAGE: 17'8"(max) x 9'(max) with up & over door, personal door, power & lighting, WALLSTAR oil fired wall mount C/H boiler;

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GARDENS:

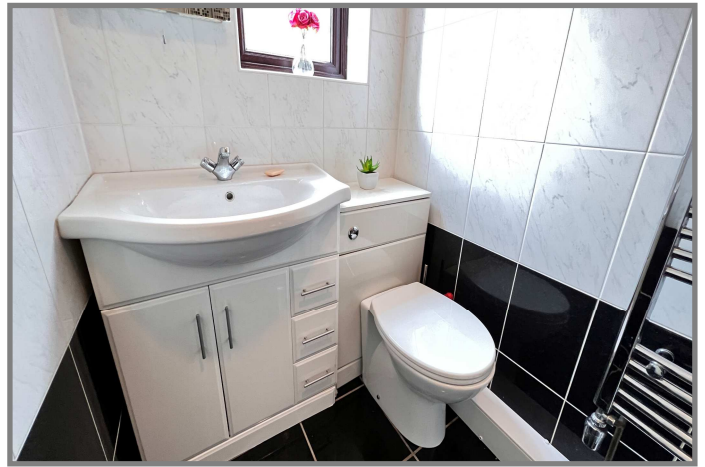
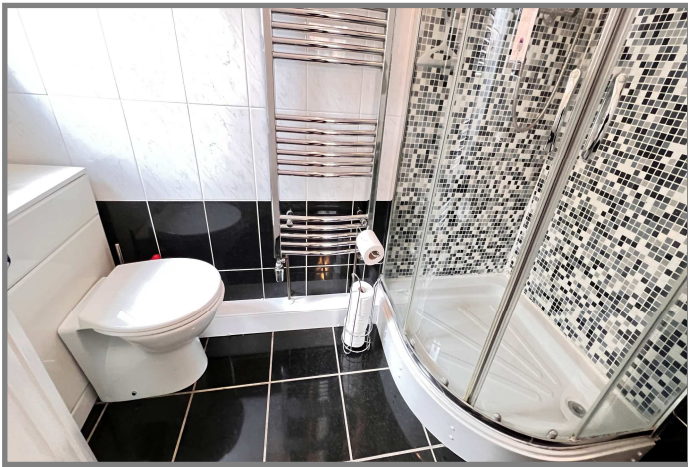
To front down to shingle multi vehicle off road parking area with shrubs. Timber gate to side opens onto a paved pathway leading to the attractive enclosed rear garden which is laid to lawn with raised borders, shingle pathways, mature trees, shrubs & decking.



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