

**ROBERT
HALE
HOMES FOR
SALE**

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7 DAYS

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MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**48, ST PAULS ROAD NORTH
WALTON HIGHWAY
PE14 7DN**

THE PROPERTY: JUST WHAT YOU HAVE BEEN WAITING FOR! A SPACIOUS JUST REFURBISHED, THREE DOUBLE BEDROOMED DETACHED BUNGALOW ON A VERY LARGE PLOT IN A VERY POPULAR VILLAGE WITH ITS OWN SCHOOLS & PUB * FITTED KITCHEN WITH BUILT IN OVEN, HOB AND MICROWAVE * SEPARATE DINING ROOM * UTILITY * THREE BATH/SHOWER ROOMS (2 EN-SUITE) * LOVELY CONSERVATORY * SUPER SUMMER HOUSE! * 370SQFT DOUBLE GARAGE/WORKSHOP PLUS MASSIVE OFF-ROAD PARKING * OIL FIRED CENTRAL HEATING & DOUBLE GLAZING *NO UPWARD CHAIN *VIEW NOW!!

THE PRICE: oieo £450,000 **FREEHOLD** **EPC BAND D** **REF.8819**

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. 8819 48, ST PAULS ROAD NORTH, WALTON HIGHWAY.

COUNCIL TAX: **BAND D KINGS LYNN & W.N. COUNCIL**

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit marked West Walton & Walsoken. Follow the road for about 2 ¼ miles to the roundabout. Take the first exit signed Walton Highway. Follow the road for about ½ mile then after passing the Highwayman Pub on the left hand side turn first right into St Pauls Road North. The property is on the right- hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With tiled floor.

ENTRANCE HALL: With parquet floor, walk-in airing cupboard with radiator, built in airing cupboard housing pressurised hot water cylinder, built in airing cupboard with radiator, access via folding ladder to boarded loft with power & lighting

LOUNGE: 19' 8" (max) x 12' 4" (max) With parquet floor, fitted electric flame effect fire.

DINING ROOM: 14' 6" (max) x 10' 2" (max) With double glazed patio doors to conservatory, feature square arch to:-

FITTED KITCHEN/BREAKFAST ROOM:

14' 3" (max) x 10' 2" (max) With built in dishwasher built in Neff electric double oven and microwave, built in induction hob, electric hob hood, preparation surfaces with drawers & cupboards under, range of wall cupboards, inset single drainer 1 ½ bowl sink unit with mixer tap & cupboard under, LVT flooring, feature square arch to entrance hall.

CLOAKROOM/W.C.: With low level W.C., inset hand wash basin with mixer tap & cupboard under, part tiled walls.

UTILITY: 11' 3" (max) x 6' 9" (max) With part tiled walls, wall cupboards, work top with drawers & cupboards under, space/plumbing for washing machine, inset single drainer sink unit with mixer tap & cupboard under, built in airing cupboard with radiator.

BRICK & UPVC CONSERVATORY:

13' 7" (max) x 11" (max) With tiled floor, double glazed French doors to rear garden.

FAMILY BATHROOM/SHOWER ROOM/W.C.:

With tiled & screened shower cubicle with thermostatic valve, pedestal wash basin with mixer tap, low level W.C., panelled bath with mixer tap, tiled walls, heated towel rail, mirror with light over.

BEDROOM NO 1: 13' 10" (max) x 11' 1" (max) opening into:-

EN-SUITE DRESSING ROOM: With full width range of built in wardrobes/cupboards with mirror doors.

EN SUITE BATHROOM /W.C.: With tiled & screened double shower cubicle with thermostatic shower valve, pedestal wash basin with mixer tap, low level W.C., heated towel rail, LVT floor, extractor fan.

BEDROOM NO 2: 16' 4" (max) x 9' 9" (max) With extensive range of fitted units with wardrobes/cupboards, blanket cupboards and bedside tables.

EN-SUITE SHOWER ROOM/W.C.:

With tiled floor, tiled walls, low level w.c., pedestal wash basin with mixer tap, heated towel rail, tiled and screened double shower cubicle with thermostatic valve.

BEDROOM NO 3: 10' 4" (max) x 10' 1" (max) With fitted double wardrobe/cupboards.

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OUTSIDE: COLD WATER TAP : OIL STORAGE TANK : OUTSIDE LIGHTS : WALL MOUNTED STEEL CASE ENCLOSING OIL FIRED CENTRAL HEATING BOILER.

SUMMER HOUSE: 20'8" (max) x 10'2" (max) With power and lighting, telephone point.

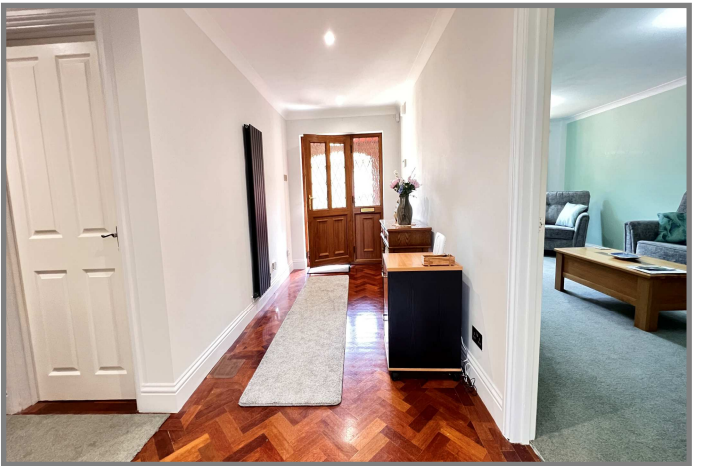
DOUBLE GARAGE/WORKSHOP: 19' 8" (max) x 18' 7" (max) With electronically operated remote controlled roller doors, personal door, power & lighting, joist storage.

GENEROUS GARDENS: To front, laid to lawn with trees, shrubs, borders etc and an extensive shingle driveway/turn around/multi-vehicle off road parking space. Pathways to each side of the property run from front to rear. Long enclosed gardens to rear looking out onto open fields and laid to lawn with borders shrubs, trees and a paved patio.

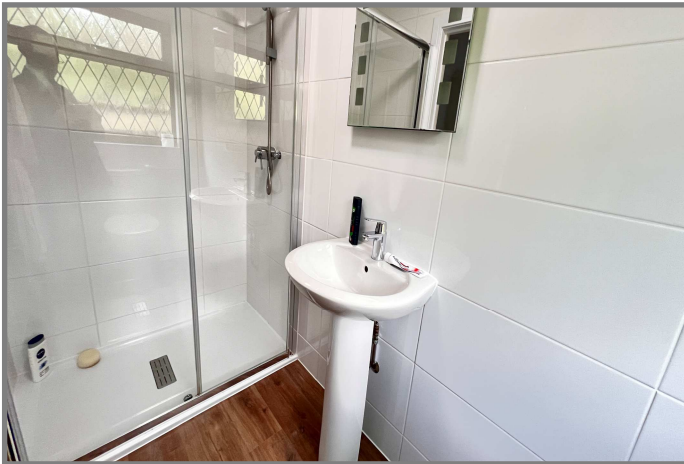
N.B. The flat screen TV in the lounge is available by separate negotiation.



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St. Pauls Road North

