

**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**



**ROCHESTER HOUSE  
6C, WALES BANK  
ELM, PE14 0AY**

**THE PROPERTY:** THIS IS A SHOW HOUSE! AN ABSOLUTELY IMMACULATE 4/5 BEDROOMED DETACHED HOUSE SITUATED IN A QUIET RURAL LANE IN ONE OF THE MOST SOUGHT AFTER VILLAGES OF THE AREA, WITH ITS OWN SCHOOL, PUB & SHOP/POST OFFICE \* SUPERB 27' CONSERVATORY \* FABULOUS 24' FITTED KITCHEN \* USEFUL GROUND FLOOR BEDROOM 5/DINING ROOM \* 2 BATH/SHOWER ROOMS (1 en suite) \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* LOVELY ENCLOSED LANDSCAPED GARDENS TO REAR \* GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING \* VIEW NOW TO AVOID DISAPPOINTMENT!

**REF. 8821**

**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.



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**THE PRICE:** oico £450,000 FREEHOLD EPC BAND C

**COUNCIL TAX:** BAND D FENLAND DISTRICT COUNCIL

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. Follow the road for about 1.4 miles then turn right at the China Rose Takeaway signed Elm & Friday Bridge. Follow the road and after passing the Sportsman Pub on the right hand side turn 4<sup>th</sup> right into Wales Bank.

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

**BLOCK PAVED ENTRANCE PORCH:**

With light;

**ENTRANCE HALL:** With stairway off, LVT floor, security alarm programmer, C/H programmer;

**LOUNGE:** 19'2"(max) x 12'(max) with laminate floor, feature fire surround enclosing a fitted 'flame effect' electric fire, double glazed French doors to CONSERVATORY;

**FITTED KITCHEN/DINER:** 24'6"(max) x 17'6"(max) 'T' shaped with laminate floor, Belling electric/gas Range, electric hob hood, wall cupboard housing Ideal gas fired wall mounted C/H boiler, part tiled walls, display cupboard with glazed doors, broom cupboard, deep sink with mixer tap & cupboard under, granite preparation surfaces with drawers & cupboards under, peninsular breakfast bar with drawers & cupboards under;

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

With tiled floor, low level w.c., inset hand wash basin with mixer tap & cupboard under, part tiled walls;

**GROUND FLOOR BEDROOM NO 5/STUDY:**

12'(max) x 7'9"(max) with laminate floor;

**UTILITY:**

7'(max) x 6'2"(max) with laminate floor, work top with space/plumbing under for automatic washing machine & inset stainless steel circular bowl with mixer tap & cupboard under, part tile walls, range of wall cupboards;

**BRICK & UPVC CONSERVATORY:**

27'(max) x 17'10"(max) 'L' shaped with laminate floor, fitted floor cupboard, built in meter cupboard, double glazed French doors to rear garden;

**FIRST FLOOR:**

**LANDING:**

With built in airing cupboard housing pressurised hot water cylinder;

**BATHROOM/W.C.:**

With part tiled walls, inset hand wash basin with mixer tap & cupboard under, integrated low level w.c., heated towel rail, panelled bath with mixer tap & thermostatic shower overhead, extractor fan, LVT flooring.

**BEDROOM NO 1:**

16'(max) x 12'(max) with 2 built in wardrobe/cupboards;

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

With integrated low level w.c., medicine cabinet, tiled & screened shower cubicle with thermostatic shower, integrated hand wash basin with mixer tap & cupboards under, part tiled walls, heated towel rail, shaver point, extractor fan;

**BEDROOM NO 2:**

12'(max) x 11'9"(max) 'L' shaped;

**BEDROOM NO 3:**

11'8"(max) x 10'1"(max) with built in wardrobe/cupboard;

**BEDROOM NO 4:**

10'(max) x 8'2"(max) with full width range of built in wardrobe/cupboards, built in blanket cupboard with shelving;

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**OUTSIDE:**

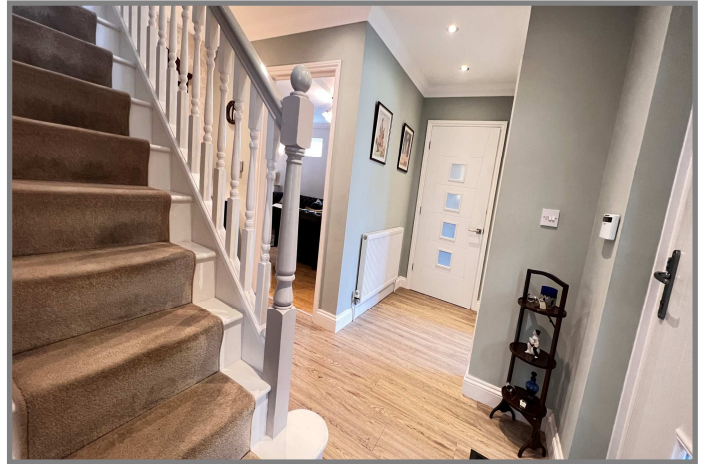
**COLD WATER TAP: TWO TIMBER STORE SHEDS:**

**DETACHED GARAGE:**

17'9"(max) x 11'3"(max) with up & over door, personal door, power & lighting;

**GARDENS:**

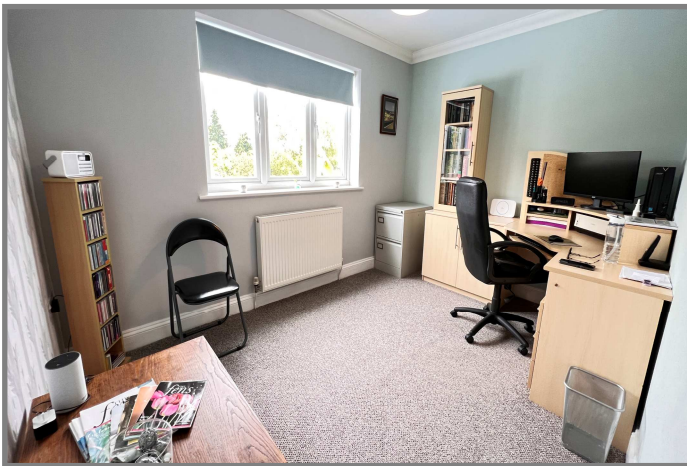
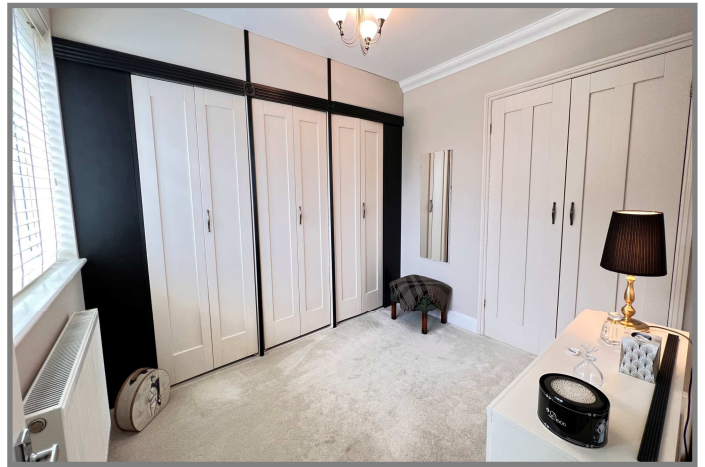
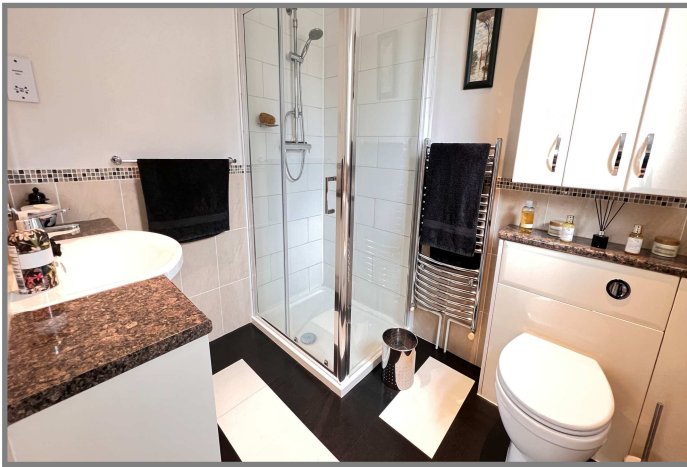
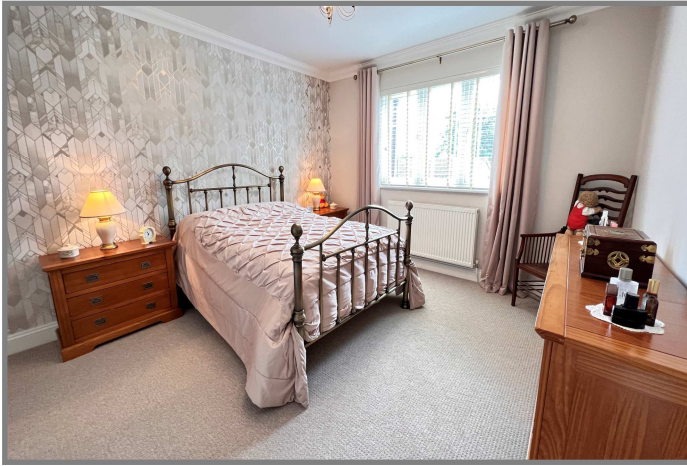
Low maintenance gardens to front with electric gates and down to a block paved multi vehicle off road parking area & raised beds. Block paved off road parking area to side with timber double gates to rear garden. Superb landscaped enclosed gardens to rear laid to lawn with numerous trees, shrubs, beds, & borders, paved patio, plus an additional patio at the rear of the garage.



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