

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU  
**WISBECH**

**01945 465222**

E-mail:  
wisbech@robert-hale-homes.co.uk

Website:  
www.robert-hale-homes.co.uk

**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**104, HIGH ROAD  
GOREFIELD, PE13 4NB**

**THE PROPERTY:** SUPERB, BEAUTIFULLY PRESENTED, SPACIOUS 4/5 BEDROOMED DETACHED HOUSE SITUATED ON A LARGE PLOT APPROACHING 1/3 OF AN ACRE (subject to survey) IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL, PUB, SHOP & POST OFFICE \* 20' LOUNGE \* 22' KITCHEN \* 2 BATH/SHOWER ROOMS (1 en suite) \* UTILITY \* LOVELY 23' CONSERVATORY \* OIL FIRED CENTRAL HEATING \* DOUBLE GLAZING \* DOUBLE GARAGE PLUS EXTENSIVE OFF ROAD PARKING \* ATTRACTIVE ENCLOSED REAR GARDENS \* 15' SUNHOUSE \* VIEWING ABSOLUTELY ESSENTIAL!

**REF. 8830**

**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: 8830 104, HIGH ROAD, GOREFIELD**

**THE PRICE: £475,000 FREEHOLD EPC BAND D**

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

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the road for about ¾ of a mile then fork left at the traffic lights signed Leverington & Gorefield. Follow the road for a short distance then turn right in front of the Rising Sun pub signed Gorefield. Follow the main road for about 1.5 miles and the property will be seen on the right hand side.

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

**ENTRANCE PORCH:**

**ENTRANCE HALL:** With understairs cupboard, stairway off;

**LOUNGE:** 20'(max) x 12'5"(max) with double glazed French doors to CONSERVATORY, multi fuel burner, oak floor, bow window;

**FITTED KITCHEN/DINER:** 22'6"(max) x 20'9"(max) 'L' shaped with SMEG electric RANGE, electric hob hood, Island work top with drawers & cupboards under, double glazed french doors to rear garden, built in larder cupboard, range of wall cupboards, preparation surfaces with drawers & cupboards under, space/plumbing for dishwasher, part tiled walls, LVT floor;

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

With laminate floor, low level w.c., & hand washbasin;

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

10'4"(max) x 8'(max) with laminate floor;

**UTILITY:**

8'(max) x 7'(max) with 2 fitted store cupboards, space/plumbing for automatic washing machine, space for condensing tumble drier, wall cupboards, LVT floor;

**UPVC CONSERVATORY:**

23'(max) x 13'2"(max) 'L' shaped with double glazed french doors to rear garden;

**FIRST FLOOR:**

**LANDING:**

With access via foldaway ladder to part boarded loft with light point;

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

With built in airing cupboard housing hot water cylinder with immersion heater, screened shower cubicle with Triton electric shower, low level w.c., bidet, corner bath with mixer tap & shower attachment, double wall cupboard with mirror doors;

**BEDROOM NO 1:**

12'5"(max) x 11'(max) feature archway to DRESSING ROOM with full width fitted wardrobe/cupboard/.drawers with mirror doors, leads to:-

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

With tiled & screened shower cubicle with Triton electric shower, part tiled walls, pedestal wash basin, low level w.c.;

**BEDROOM NO 2:**

15'5"(max) x 10'3"(max) with fitted double wardrobe/cupboard with mirror doors;

**BEDROOM NO 3:**

12'5"(max) x 8'5"(max) with fitted double wardrobe/cupboard with mirror doors;

**BEDROOM NO 4:**

10'10"(max) x 10'4"(max) with range of fitted wardrobe/cupboard;



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**OUTSIDE:**

**RHINO GREENHOUSE: SECTIONAL STORE: TIMBER STORE SHED: STEEL HOUSING ENCLOSING GRANT OIL FIRED C/H BOILER;**

**SUMMER HOUSE:**

**15'7"(max) x 9'2"(max) with electric point, power & lighting, electric wall heater;**

**DOUBLE GARAGE:**

**20'9"(max) x 20'6"(max) with twin up & over doors, power & lighting, personal door, joist storage;**

**GARDENS:**

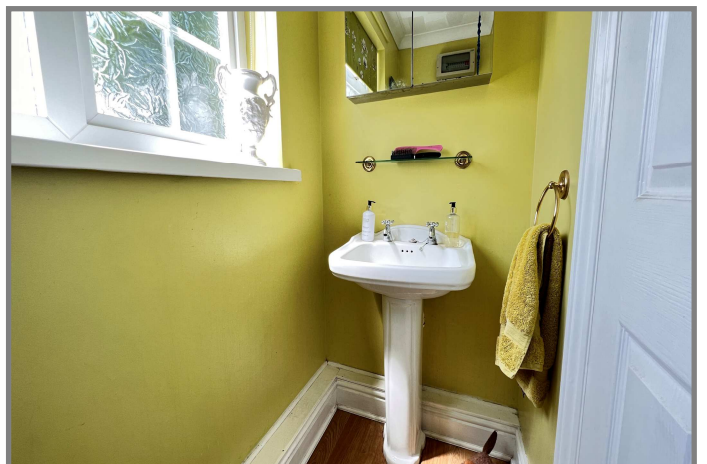
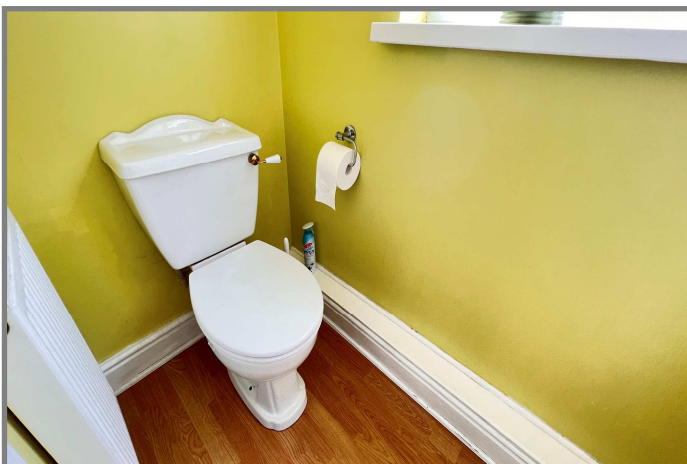
Generous garden to front, down to an extensive stone chippings.  
Generous gardens to rear, laid to lawn with trees, borders, shrubs, raised bed, wild flower bed, seasonal vegetable/strawberry plot and a shingle patio area.

Please note there is potential vehicle access from front to rear.



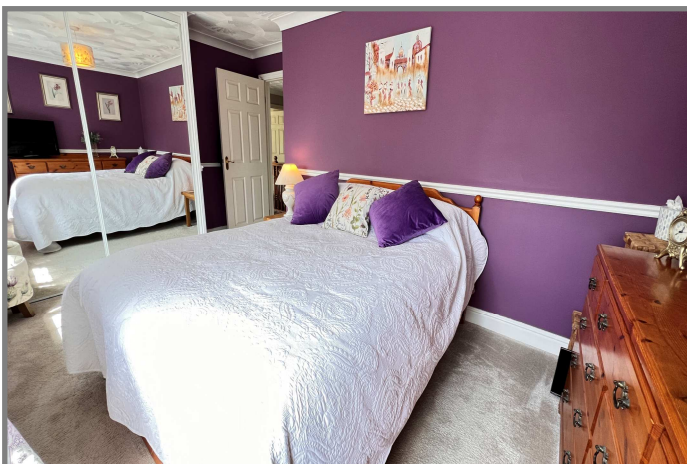


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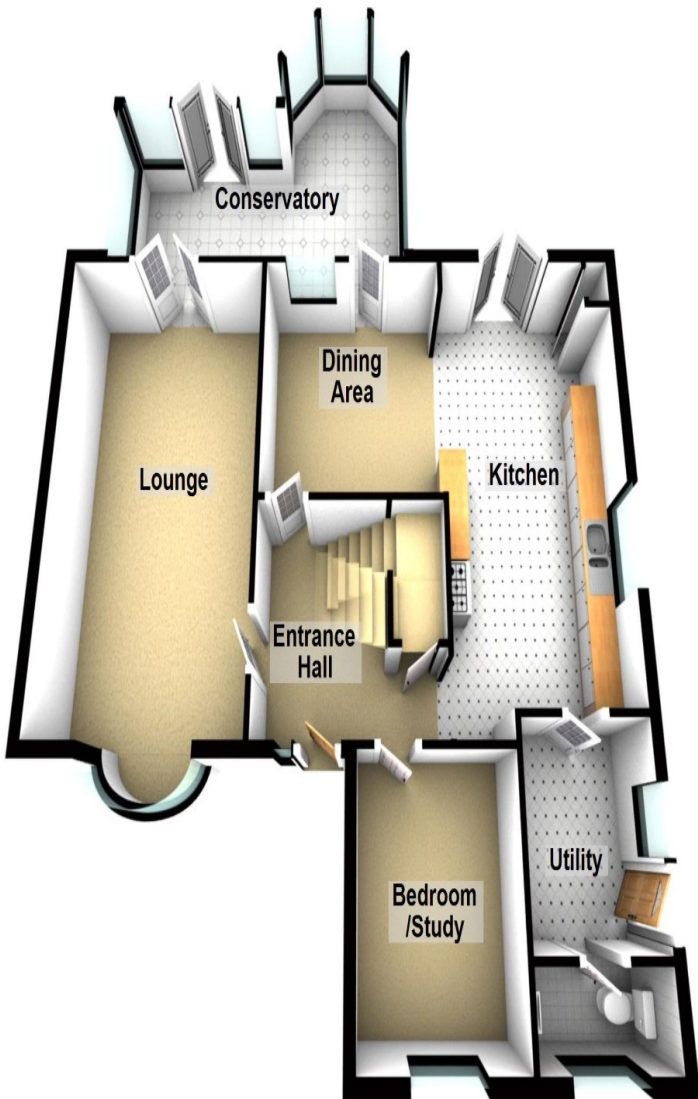


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Ground Floor



First Floor

