

**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**



**18 DOWNHAM ROAD  
OUTWELL  
PE14 8SE**

**THE PROPERTY:** THIS IS A SHOW HOUSE! BEAUTIFULLY PRESENTED SPACIOUS THREE BEDROOM DETACHED HOUSE SITUATED OVER LOOKING THE WELL CREEK LEISURE WATERWAY! IN THIS HIGHLY SOUGHT AFTER VILLAGE WITH ITS OWN SCHOOL PUB SHOP & POST OFFICE \*SUPER 24' FITTED KITCHEN WITH A MULTITUDE OF APPLIANCES \*18' UTILITY \*SUPERB 18' CONSERVATORY \*MULTI VEHICLE OFF ROAD PARKING TO FRONT \*LOVELY GENEROUS GARDENS TO REAR OVER LOOKING OPEN FIELDS \*LPG CENTRAL HEATING \*DOUBLE GLAZING \*VIEW NOW!

**THE PRICE:            £345,000                            FREEHOLD                            EPC BAND E                            REF. 8839**

**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. 8839 18 DOWNHAM ROAD, OUTWELL**

**COUNCIL TAX: BAND C KINGS LYNN & WEST NORFOLK**

**HOW TO GET THERE:** From the Wisbech office turn right on to the A1101 dual carriageway Downham Market Road. Follow the main road for several miles to the village of Outwell. At the roundabout on the outskirts of the village proceed straight across. At the next "mini" roundabout proceed straight across and the property is on the left hand side past the church and school and before The Crown Lodge Motel.

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

**ENTRANCE CANOPY:** With light.

**ENTRANCE HALL:** With LVT floor, stairway off, central heating thermostat

**LOUNGE/DINER:** 12'7" (max) x 12'4" (max) With LVT floor, wood burning stove.

**FITTED KITCHEN/DINER:** 24' (max) x 9' (max) With built-in dishwasher, pull-out bins, built-in fridge, preparation surfaces with drawers and cupboards under, inset 1 ½ bowl sink unit with mixer tap and cupboards under, built-in electric double oven, built-in induction hob, electric hob hood, built-in carousel, breakfast bar with shelving and cupboards under, double glazed French doors to rear garden, LVT floor.

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

With inset hand wash basin with mixer tap and drawers under, low level w.c.,

**UTILITY:** 18'1" (max) x 7'1" (max) With tiled floor, part tiled walls, meter cupboard, fitted double cupboard housing Glow Worm LPG fired central heating boiler, hot water cylinder, worktop with cupboards under, space/plumbing for automatic washing machine, inset sink unit with mixer tap and cupboards under with water softener, space for condensing tumble drier, larder cupboard.

**BRICK & UPVC CONSERVATORY:**

18'4" (max) x 10'4" (max) With laminate floor, double glazed French doors to rear garden.

**FIRST FLOOR:**

**LANDING:**

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

With LVT floor, tiled and screened shower cubicle with thermostatic shower, inset hand wash basin with mixer tap and cupboards under, low level w.c., panelled bath with mixer tap and shower attachment, part tiled walls, extractor fan.

**BEDROOM NO 1:** 12'5" (max) x 12'1" (max)

**BEDROOM NO 2:** 12'4" (max) x 9'6" (max)

**BEDROOM NO 3:** 10'6" (max) x 9' (max)

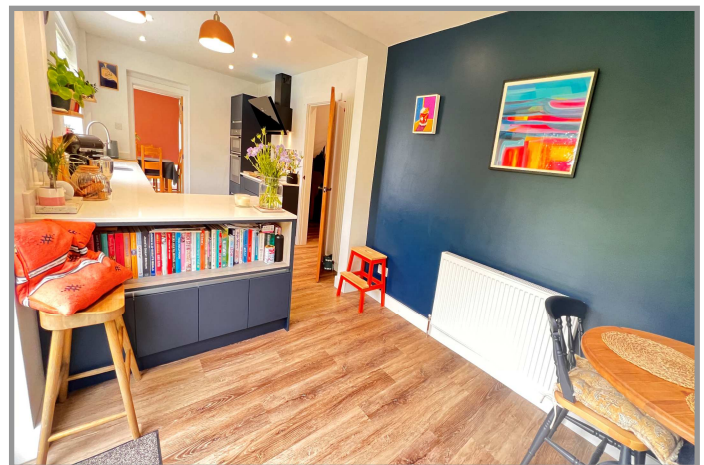
**OUTSIDE: TIMBER WORKSHOP: SECURITY LIGHTS: SUMMER HOUSE:**

**GARAGE:** 17'6" (max) x 9' (max) With electric roller door, power and lighting, personal door.

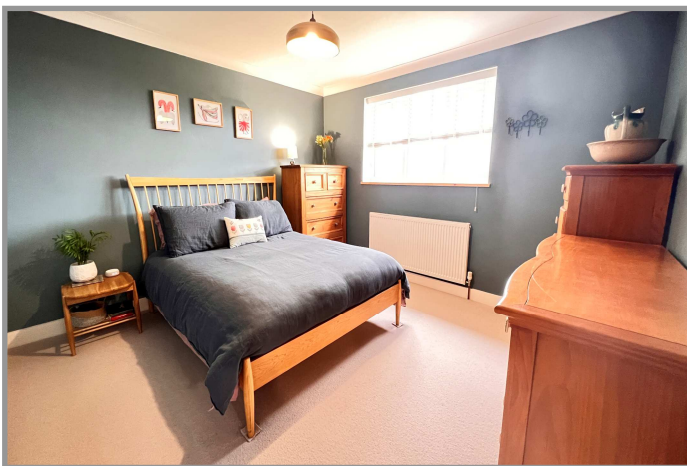
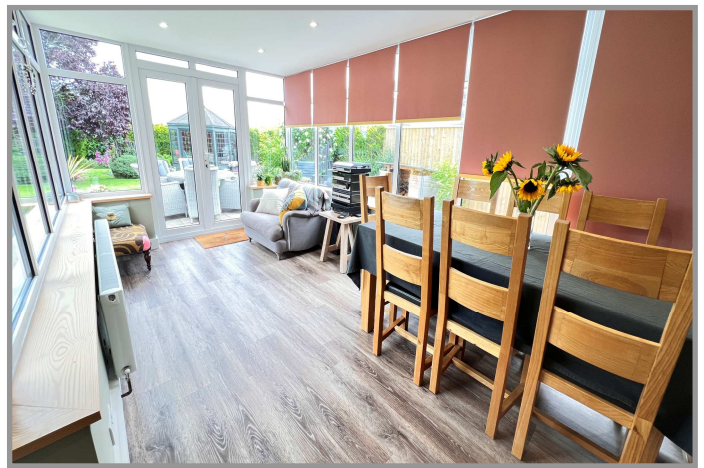
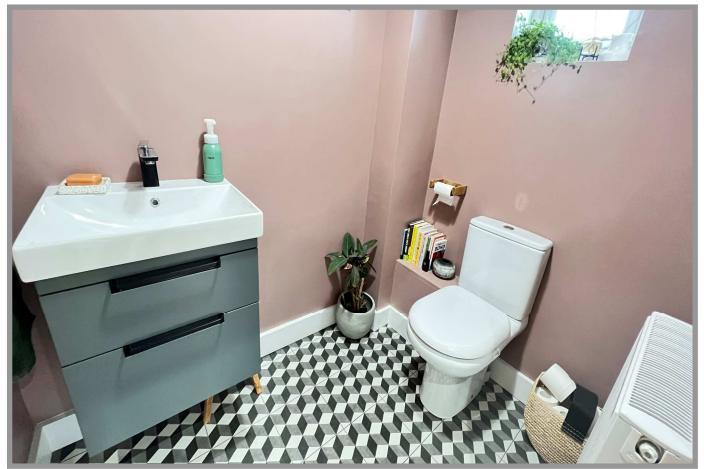
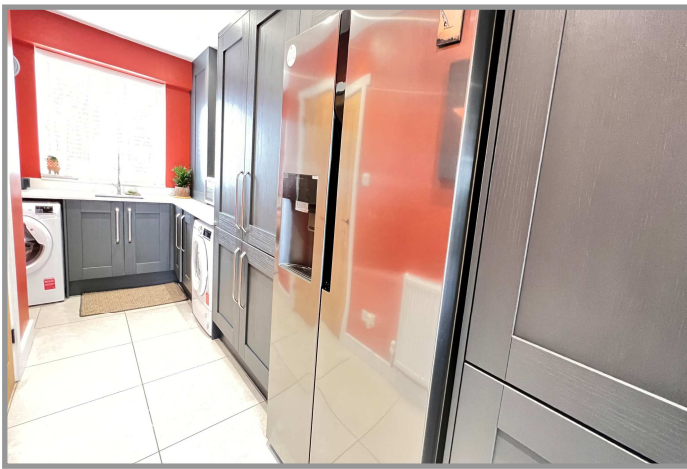
**GOOD GARDENS:** To front, over looking the Well Creek Leisure Waterway and down to an extensive shingle multi vehicle off road parking space. Timber gate to each side of the house leads to the lovely landscaped generous rear gardens looking on to open fields and which are laid to lawn with numerous trees, shrubs, borders, beds, seasonal vegetable plot and a paved patio.

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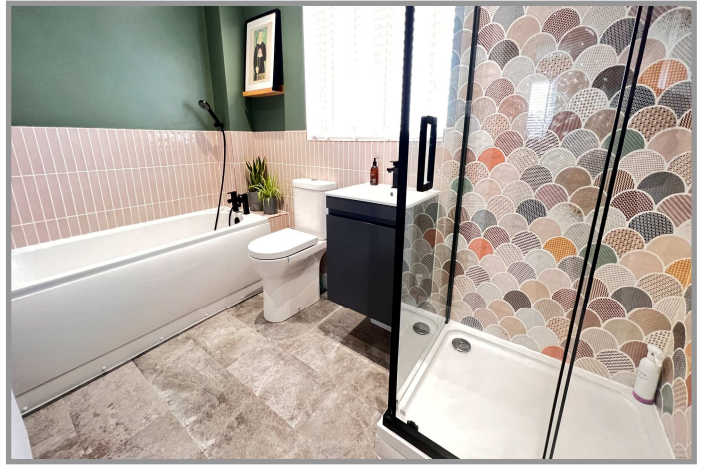
**N.B.** The property over looks the Well Creek Leisure Waterway. There is potential subject to obtaining planning permission through the Well Creek Trust for the erection of a landing stage with mooring rights. This should be made direct to the Trust.



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