

**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**



**43, ELMFIELD DRIVE  
ELM, PE14 0DL**

**THE PROPERTY:** BEAUTIFULLY PRESENTED, RECENTLY REFURBISHED, THREE DOUBLE BEDROOMED DETACHED BUNGALOW SITUATED ON A HUGE PLOT IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL CUL-DE-SAC WITH EASY ACCESS TO THE MAIN ROAD SYSTEM AND TO THE TOWN CENTRE \* FITTED KITCHEN WITH A WEALTH OF BUILT IN APPLIANCES \* MASTER BEDROOM WITH EN-SUITE SHOWER W.C. \* LOVELY, GENEROUS ENCLOSED GARDENS TO REAR \* GARAGE PLUS EXTENSIVE MULTI-VEHICLE OFF ROAD PARKING \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* EARLY INSPECTION ADVISED TO AVOID DISAPPOINTMENT! \* NO UPWARD CHAIN!

**THE PRICE:**            **£320,000**    **FREEHOLD**            **EPC BAND C**            **REF.8850**

**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 8850 43, ELMFIELD DRIVE, ELM.**

**COUNCIL TAX: BAND B KING LYNN & WEST NORFOLK**

**HOW TO GET THERE:** From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the road for about 0.4 mile then turn after passing the China Rose Takeaway on the right hand side turn first left into Elmfield Drive.

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

**ENTRANCE PORCH:**

**SPACIOUS ENTRANCE HALL:**

With LVT flooring, access to loft, built in linen cupboard.

**LOUNGE/DINER:**

14' (max) x 12' (max) With wall mounted electric flame effect fire.

**KITCHEN/DINER:**

13' 4" (max) x 10' 2" (max) LVT flooring, built in electric oven, built in electric hob, electric hob hood, built in fridge, built in freezer, built in washing machine, broom cupboard, preparation surfaces with drawers & cupboards under, cupboard housing Viessmann gas fired wall mounted combi-boiler, inset single drainer 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, range of wall cupboards, fitted store cupboard, part tiled walls.

**BATHROOM/W.C.:**

With low level W.C., panelled bath with mixer tap and thermostatic shower overhead, part tiled walls, inset hand wash basin with mixer tap & cupboards under, heated towel rail, extractor fan, medicine unit with mirror doors.

**BEDROOM NO 1:**

12' 5" (max) x 12' (max) With 2 double built in wardrobe/cupboards.

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

With inset hand wash basin with mixer tap & tiled splash backs & cupboard under, Quadrant shower cubicle with thermostatic shower, low level W.C., heated towel rail, extractor fan, medicine cabinet with mirror doors.

**BEDROOM NO 2:**

13' 5" (max) x 11' (max) With twin built in wardrobe/cupboards.

**BEDROOM NO 3:**

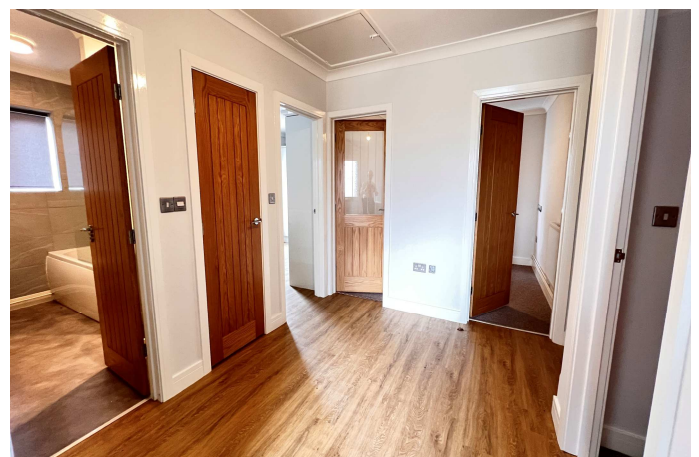
9' 6" (max) x 9' (max).

**DETACHED SECTIONAL GARAGE:**

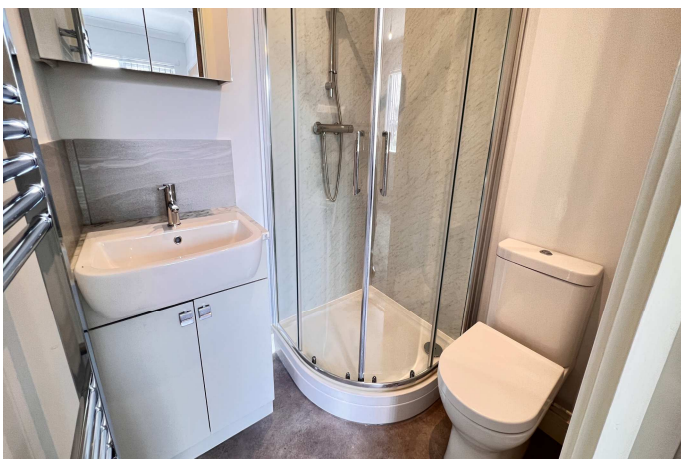
16' 7" (max) x 8' 2" (max) With up & over door, personal door, power & lighting.

**GARDENS:**

To front down to shingle with a shingle/concrete strip multi-vehicle off road parking space/driveway which extends along the side of the property. Large enclosed gardens to rear laid to lawn with numerous trees, shrubs, borders beds and a paved patio and a seasonal vegetable plot/soft fruit plot.



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Elmfield Drive

