

**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



**17, STATION AVENUE
MURROW, PE13 4HE**

THE PROPERTY: THIS IS AN ABSOLUTELY STUNNING 'SHOW' HOME!
A BEAUTIFULLY PRESENTED FOUR BEDROOMED DETACHED HOUSE SITUATED
IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL * 17FT LOUNGE
* 17FT LUXURY FITTED KITCHEN WITH RANGEMASTER RANGE AND BUILT IN
APPLIANCES * GROUND FLOOR CLOAKROOM/W.C. * UTILITY * MASTER
BEDROOM WITH ENSUITE-SHOWER ROOM/W.C. * OIL FIRED CENTRAL HEATING
* DOUBLE GLAZING * 18FT GARAGE PLUS TIMBER WORKSHOP * EXTENSIVE
MULTI-VEHICLE OFF ROAD PARKING * GENEROUS ENCLOSED GARDENS TO
REAR WITH A HUGE PATIO/BBQ AREA * A FANTASTIC FAMILY HOME! * REALLY
MUST BE VIEWED TO BE FULLY APPRECIATED!

THE PRICE: £385,000 FREEHOLD EPC BAND C REF.8857

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:8857 17 STATION AVENUE, MURROW.

COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the A1101 Long Sutton/Sleaford exit. Follow the road for about ¾ mile then fork left at the traffic lights. Follow the main road for about 3.5 miles to a crossroads. Proceed straight across. Follow the road to the next cross roads & turn left, follow the road to the Bell Pub, can be seen on the left hand side. Then turn left up onto the main road, then turn second right into Station Avenue.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY: With light.

ENTRANCE HALL: With stairway off, tiled floor, built in understairs cupboard.

LOUNGE: 17' 10" (max) x 12' (max) With double glazed French doors to rear garden, inset 'media wall' unit enclosing an electric remote controlled panoramic flame effect fire.

LUXURY FITTED KITCHEN/BREAKFAST ROOM:

17' 10" (max) x 14' 5" (max) With tiled floor, peninsular breakfast bar with granite worktops with drawers & cupboards under, granite preparation surfaces with drawers & cupboards under, inset deep sink with mixer tap & cupboards under, electric Range Master Range, electric hob hood, wall units, larder cupboards, built in fridge, built in freezer, built in dishwasher, granite splash backs, internal door to garage, central heating thermostat.

GROUND FLOOR CLOAK ROOM/W.C.:

With fully tiled walls and floor, low level W.C., integrated hand wash basin with mixer tap & cupboard under, heated towel rail, extractor fan.

UTILITY:

9' 9" (max) x 8' 1" (max) With tiled floor, granite worktops with space/plumbing for washing machine and tumble drier, wall mounted gas fired HRM Wallstar central heating boiler.

FIRST FLOOR:

LANDING: With access to loft, fitted storage cupboard.

BATHROOM/W.C.: With panelled oval shaped bath with mixer taps, integrated hand wash basin with mixer tap and drawers under, low level W.C., matching storage cupboards, heated towel rail, tiled walls, laminate flooring, extractor fan.

BEDROOM NO 1: 'L' shaped 18' (max) x 12' 1" (max) Dual aspect windows.

EN SUITE SHOWER ROOM/W.C.:

With tiled & screened shower cubicle with twin heads thermostatic shower, low level W.C., integrated hand wash basin with mixer tap & cupboards under, fully tiled walls & floor.

BEDROOM NO 2: 10' 8" (max) x 9' 1" (max) With fitted wardrobe/cupboard.

BEDROOM NO 3: 10' 8" (max) x 8' 3" (max).

BEDROOM NO 4: 11' 11" (max) x 7' 1" (max).

OUTSIDE: **COLD WATER TAP : OIL STORAGE TANK : SECURITY LIGHTS : EXTERNAL POWER POINTS**

LARGE TIMBER WORKSHOP:

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GARAGE: 18' 11" (max) x 9' 3" (max) With electronically operated roller door, power & lighting, personal door.

GARDENS: To front down to an extensive granite stone driveway/multi-vehicle off road parking area, block paved pathways lead to the front entrance door and a timber gate to the side which opens onto the generous enclosed rear garden which is down to a huge patio/BBQ area and also laid to lawn with granite borders. To the rear of the garden is a large timber workshop.

N.B. 1)The property has the benefit of a security alarm system.

2)All of the beds in the property are included in the sale.



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