

**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**



**42 WILLOW WAY  
WISBECH, PE13 2SY**

**THE PROPERTY:** THIS IS AN ABSOLUTE SHOW HOUSE! A STUNNING THREE/FOUR DETACHED HOUSE TUCKED AWAY ON A LARGE PLOT AT THE END OF AN EXCLUSIVE CUL-DE-SAC! \*CONSERVATORY \*27' LOUNGE \*FABULOUS 16' KITCHEN WITH BUILT-IN OVEN HOB DISHWASHER AND WASHER/DRIER \*SUPERB GARAGE CONVERSION FOR EITHER USE AS A BEDSITTING ROOM/ANNEXE WITH EN-SUITE CLOAKROOM/W.C. OR FOR USE FOR COMMERCIAL PURPOSES AS A HOME WORKPLACE(planning permission already granted) WITH ITS OWN CLOAKROOM/W.C. FACILITIES \*VERY GENEROUS LANDSCAPED GARDENS TO REAR \*MULTI VEHICLE OFF ROAD PARKING \*A VERY RARE FIND! \*VIEW QUICKLY!

**THE PRICE: £360,000 FREEHOLD EPC BAND D REF. 8863**

**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: 8863 42 WILLOW WAY, WISBECH**

**COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. At the next set of traffic lights turn left into Norwich Road. Then turn fourth right into Ramnoth Road. Then SECOND right into Willow Way The property is on the right hand side.

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

**UPVC ENTRANCE LOBBY:**

**ENTRANCE HALL:** With stairway off, laminate floor.

**LOUNGE/DINER:** 27' (max) x 12'3" (max) With laminate floor, feature fire surround enclosing a fitted "log burning" stove, double glazed French doors to:-

**BRICK & UPVC CONSERVATORY:** 12'4" (max) x 8'9" (max) With tiled floor, double glazed French doors to rear garden.

**FITTED KITCHEN:** 16'10" (max) x 9'9" (max) 'L' shaped with understairs cupboard, built in dishwasher, built in washer/drier, built in gas hob, built in electric oven, electric hob hood, range of wall cupboards, inset single drainer 1 ½ bowl sink unit with mixer tap and cupboards under, preparation surfaces with drawers and cupboards under, tiled floor.

**GROUND FLOOR CLOAK ROOM/W.C.(EN SUITE WITH WORKROOM/ANNEXE/GROUND FLOOR BEDROOM 4):** With tiled floor, integrated low level w.c., inset hand wash basin with mixer tap and cupboards under. Medicine wall cabinet.

**HOMEWORK PLACE ROOM/ANNEXE/GROUND FLOOR BEDROOM 4:** 16'4" (max) x 7'9" (max) With built in cupboard housing gas fired wall mounted combi boiler, tiled floor, double french doors to front. (Please note the Vendor informs us that this room has planning permission for Commercial Use).

**FIRST FLOOR:**

**LANDING:**

**BATHROOM/W.C./SHOWER ROOM:** With Quadrant shower cubicle, panelled bath with mixer tap, integrated low level w.c., inset hand wash basin with mixer tap and cupboards under, heated towel rail, tiled floor, tiled walls.

**BEDROOM NO 1:** 14' (max) x 11' (max) With double wardrobe/cupboard with mirror doors.

**BEDROOM NO 2:** 12'3" (max) x 11' (max)

**BEDROOM NO 3:** 9' (max) x 7'5" (max)

**OUTSIDE: 2 TIMBER STORE SHEDS: LOG STORE: OUTSIDE LIGHTS:**

**GARDENS:** To front, down to a shingle multi vehicle off road parking space. Timber gate set in a brick archway opens onto a paved pathway leading to the attractive generous enclosed rear and side gardens which is laid to lawn with shingle patio area, an extensive paved patio, mature trees and a mature Monkey Puzzle.

N.B. An additional feature for this property is the very useful rear vehicle access from Churchill Road via the double gates at the end of the garden.

REF. 8863 42 WILLOW WAY, WISBECH



REF. 8863 42 WILLOW WAY, WISBECH

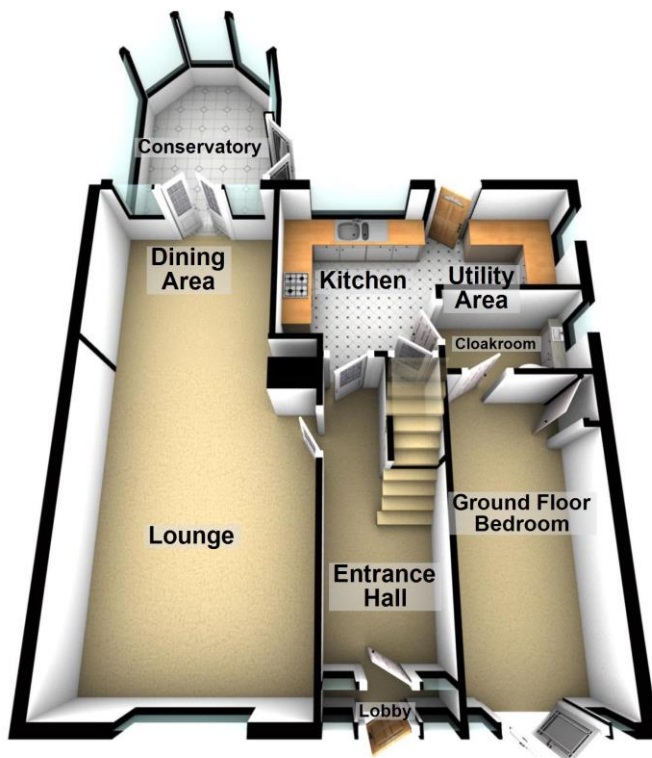


**REF. 8863 42 WILLOW WAY, WISBECH**





Ground Floor



First Floor

