

**ROBERT  
HALE  
HOMES FOR  
SALE**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**18, BEAUPRE AVENUE  
OUTWEL, PE14 8PB**

**THE PROPERTY:** SUPERB SPACIOUS BEAUTIFULLY PRESENTED, EXTENDED, RECENTLY REFURBISHED THREE DOUBLE BEDROOMED DETACHED CHALET BUNGALOW SITUATED ON A LARGE PLOT IN ONE OF THE MOST SOUGHT AFTER RESIDENTIAL AREAS OF THIS HIGHLY POPULAR NORFOLK VILLAGE WITH ITS OWN SCHOOL, SHOP, PUB & POST OFFICE \* LOVELY FITTED KITCHEN WITH BELLING RANGE \* 26FT DINING HALL \* MASTER BEDROOM WITH EN-SUITE SHOWER/W.C. \* GENEROUS ENCLOSED GARDENS TO REAR \* 17FT GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING \* OIL FIRED CENTRAL HEATING \* UNDERFLOOR ELECTRIC HEATING \* DOUBLE GLAZING \* VIEW QUICKLY TO AVOID DISAPPOINTMENT!\* NO UPWARD CHAIN!

**THE PRICE:** OIEO £330,000      FREEHOLD      EPC BAND E      REF. 8871

**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: 8871 18, BEAUPRE AVENUE, OUTWELL**

**COUNCIL TAX: BAND C KINGS LYNN WEST NORFOLK B.C.**

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. Follow the road for several miles to the village of Outwell. After entering the village, and after passing Bloom & Wakes garage on the left hand side, proceed straight across the mini roundabout then turn left into Beaupre Avenue.

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

**ENTRANCE PORCH/CANOPY/LOBBY:**

**RECEPTION HALL/DINING AREA:**

26'9"(max) x 9'(max) with feature archway, built in understairs cupboard:

**LOUNGE/DINER:** 13'10"(max) x 14'(max) with bay window;

**GROUND FLOOR BEDROOM NO 1:**

13'4"(max) x 11'(max);

**GROUND FLOOR BEDROOM NO 2:**

12'5"(max) x 8'7"(max);

**FITTED KITCHEN:**

13'10"(max) x 9'11"(max) with built in dishwasher, American fridge/freezer, Belling electric Range, space for automatic washing machine, preparation surfaces with drawers & cupboards under, range of wall cupboards, part tiled walls, tiled floor, electric underfloor heating, corner display shelving, electric hob hood;

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

With tiled & screened double shower cubicle with Chrome shower valves & spray, heated towel rail, inset hand wash basin with mixer tap & cupboards under, low level w.c., SPA BATH with chrome fittings, tiled floor, electric underfloor heating, tiled walls;

**CONSERVATORY:**

19'3"(max) x 12'2"(max) with oil fired underfloor heating, double glazed doors to rear garden, A/C unit

**FIRST FLOOR:**

**LANDING:**

With access to boarded side loft, built in store cupboard;

**BEDROOM NO 3:**

12'5"(max) x 10'1"(max) with sloping ceiling, walk in cupboard;

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

With tiled floor, electric underfloor heating, integrated low level w.c., tiled & screened shower cubicle with chrome fittings, heated towel rail, tiled floor, tiled walls, integrated hand wash basin with mixer tap & cupboards under, medicine cabinet with illuminated mirror, access to boarded loft;

**OUTSIDE:**

**OIL FIRED WALL MOUNTED C/H BOILER: OIL STORAGE TANK:  
OUTSIDE SPOT LIGHTS:**

**DETACHED BRICK GARAGE:**

17'4"(\*max) x 9'3"(max) with timber double doors, power & lighting;

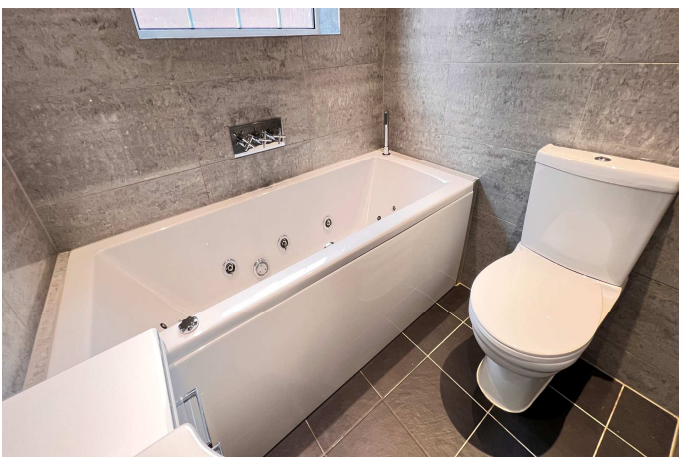
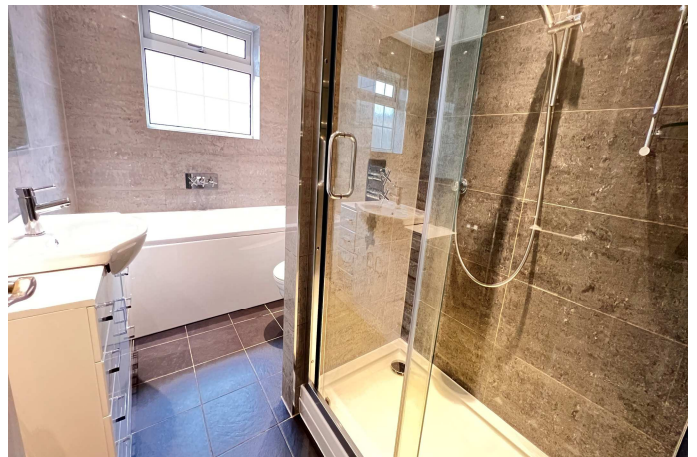
**GARDENS:**

To front down to an extensive block paved multi vehicle of road parking space. Long concrete driveway/additional multi vehicle off road parking space extends along the side of the property. Generous enclosed gardens to rear laid to lawn with conifer border, shingle area and an extensive block paved patio area.

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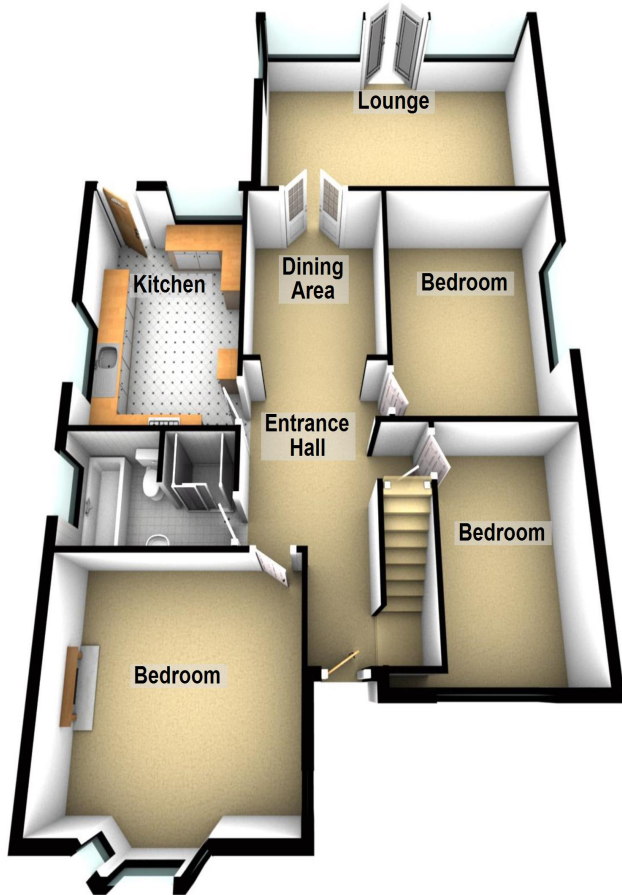
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Ground Floor



First Floor

