

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**248, SMEETH ROAD
MARSHLAND T JAMES
PE14 8ES**

THE PROPERTY: AN ABSOLUTELY FABULOUS, SPACIOUS, BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOMED DETACHED BUNGALOW, SITUATED ON AN ABSOLUTELY FABULOUS LARGE PLOT IN THIS HIGHLY SOUGHT AFTER NORFOLK VILLAGE WITH ITS OWN SCHOOL * 20' 'L' SHAPED LOUNGE * FITTED KITCHEN * UTILITY * 16' SUN LOUNGE * 2 BATH/SHOWER ROOMS * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * 50' TANDEM DOUBLE GARAGE/WORKSHOP * SUPERB REAR GARDEN * HOT TUB * ASTRATURF COVERED BBQ AREA * MASSES OF PARKING * VIEW NOW TO AVOID DISAPPOINTMENT

THE PRICE:

£385,000

FREEHOLD EPC BAND E

REF. 8881

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: 8881 248, SMEETH ROAD, MARSHLAND ST JAMES

COUNCIL TAX: BAND C KINGS LYNN & WESR NORFOLK B.C.

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton & Walsoken. Follow the road all the way to the A47 by pass roundabout by the Shell Garage and proceed straight across. Proceed for a short distance to a T junction and turn right. Follow the road for a few miles to a crossroads in the centre of the village and turn right. The property is on the right hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH:

ENTRANCE HALL: With oak parquet flooring, access via foldaway ladder to loft with power & lighting;

LOUNGE: 20'10"(max) x 17'(max) 'L' shaped, French doors to SUN LOUNGE, fitted electric 'flame effect' fire, part oak parquet floor, C/H thermostat;

FITTED KITCHEN/BREAKFAST ROOM:

13'6"(max) x 11'(max) with laminate floor, fitted broom cupboard, space/plumbing for dishwasher, part tiled walls, preparation surfaces with drawers & cupboards under, range of wall cupboards, inset 1 ½ bowl single drainer ceramic sink unit with mixer tap & cupboards under, built in electric hob, electric hob hood, built in electric double oven;

CLOAKROOM/W.C.: With laminate floor, low level w.c., inset hand wash basin with mixer tap & cupboards under, tiled walls;

UTILITY: 12'5"(max) x 8'11"(Max) with laminate floor, inset 1 ½ bowl single drainer ceramic sink unit with mixer tap & cupboards under, space/plumbing for automatic washing machine, tiled walls, Worcester oil fired C/H boiler, work top with drawers & cupboards under, built in airing cupboard housing pressurised hot water cylinder with immersion heater, C/H programmer;

SUN LOUNGE: 16'(max) x 12'(max) 'Triangular' shaped with laminate floor, double glazed French doors to BBQ area.

SIDE LOBBY: With laminate floor, doors off to side & rear;

BATHROOM/W.C.: With panelled bath with mixer tap & shower attachment, inst hand wash basin with mixer tap & cupboards under, low level w.c., tiled walls, heated towel rail, Kardean tiled floor, extractor fan;

BEDROOM NO 1: 15'2"(max) x 12'2"(max) with range of built in fitted units including wardrobes & blanket cupboards;

EN SUITE SHOWER ROOM/W.C.:

With inset hand wash basin with mixer tap & cupboards under, low level w.c., tiled walls, tiled & screened double shower cubicle with Thermostatic shower, extractor fan, shaver point;

BEDROOM NO 2: 12'5"(max) x 12'(max) with two double wardrobes with mirror doors;

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

OUTSIDE: **STORE SHED: HOT TUB: SECURITY LIGHT; COLD WATER TAP;**

GARAGE/WORKSHOP: 50'(max) x 15'7"(max) with power & lighting, electrically operated remote controlled roller door, personal door;

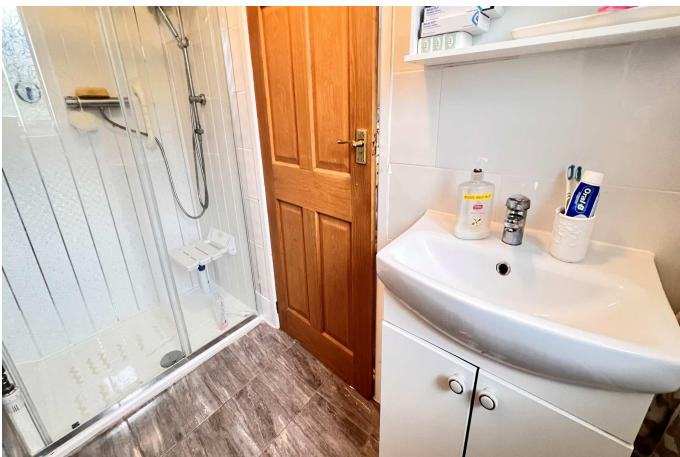
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GARDENS:

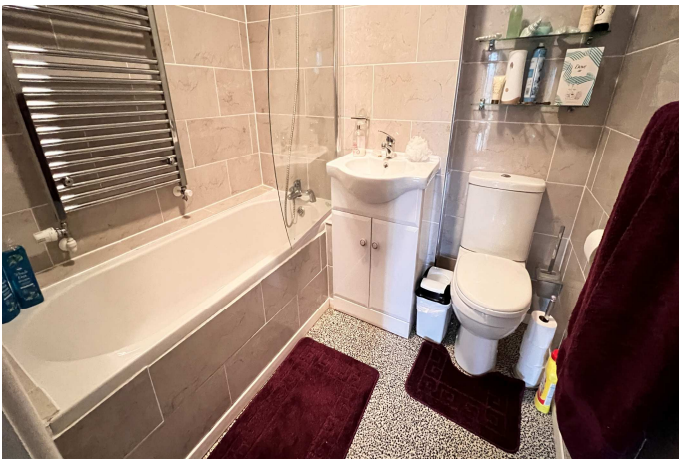
Generous gardens to front, laid to lawn with extensive shingle multi vehicle off road parking space. Fiver bar gate leads from the main road to a shingle caravan standing. Large garden to rear also laid to lawn with borders, shrubs, beds and an extensive covered astraturf patio/bbq area.



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