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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**19 KINGSWAY
WALSOKEN
PE13 3DU**

THE PROPERTY: BEAUTIFULLY PRESENTED DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM DETACHED BUNGALOW ON A GENEROUS PLOT IN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL CUL-DE-SAC! CLOSE TO LOCAL SHOPS *19' LOUNGE *FITTED KITCHEN WITH A WEALTH OF BUILT-IN APPLIANCES *ATTRACTIVE ENCLOSED LANDSCAPED GARDENS TO REAR *GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *BEDROOM 3 OR USED AS AN ANNEXE/OFFICE EXTENTION! *VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE: **£250,000**

FREEHOLD EPC BAND D

REF. 8883

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.



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COUNCIL TAX: BAND C KINGS LYNN & W.N. COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriage way Downham Market Road. At the next set of traffic lights turn left into Norwich Road. Follow the road for about 1.2 miles and then turn right into Blackbear Lane. Follow the road and turn right opposite the 30 mph sign, into Kingsway.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With tiled floor, access via folding ladder to part boarded loft with light point, built-in airing cupboard housing Buderus gas fired wall mounted combi boiler.

LOUNGE/DINER: 19'6" (max) x 13' (max) With feature fire surround with crushed marble hearth and enclosing a fitted "living flame" gas fire.

FITTED KITCHEN: 12' (max) x 9'5" (max) With tiled floor, part tiled walls, space/plumbing for automatic washing machine, inset single drainer 1 ½ bowl sink unit with mixer tap and cupboards under, corner display shelving, wine rack, range of wall cupboards, preparation surfaces with drawers and cupboards under, built in induction hob, electric hob hood, built in electric double oven, "American" fridge/freezer, display cupboard with glazed doors.

BATHROOM/W.C./SHOWER ROOM:

With tiled floor, tiled walls, integrate low level w.c., inset hand wash basin with mixer tap and drawer under, tiled and screened shower cubicle with thermostatic shower with overhead spray and additional shower attachment, free standing bath with electric shower overhead, built in plinth lighting illuminated mirror, heated towel rail.

BEDROOM NO 1: 13'8" (max) x 9' (max) with extensive range of fitted units including wardrobe/cupboards, display shelving, bedside tables, drawer unit and dressing table with drawers and cupboards under.

BEDROOM NO 2: 11'1" (max) x 10' (max) With double glazed patio doors to rear garden.

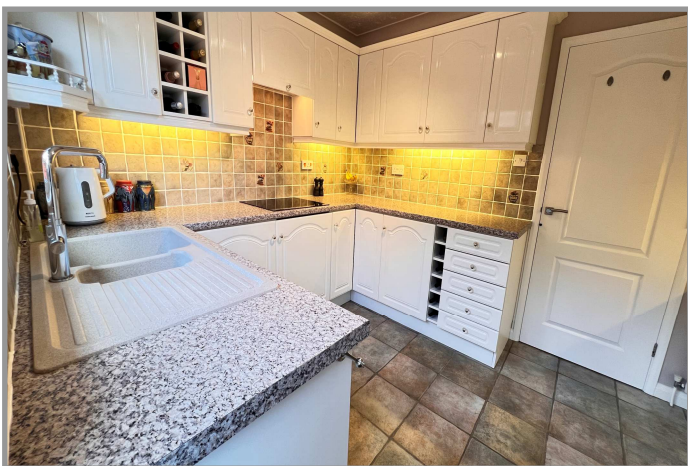
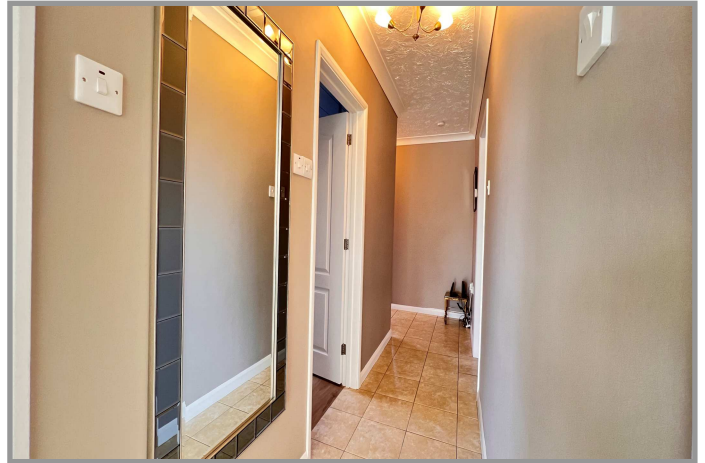
GARDEN ROOM/BEDROOM 3: 8'8 (max) x 8'5" (max) With power and lighting.

OUTSIDE: SECURITY LIGHTS: OUTSIDE LIGHTS: COLD WATER TAP:

BRICK GARAGE: 17'9" (max) x 9'7" (max) with up and over door, power and lighting, access to loft.

GARDENS: To front, laid to lawn with borders, shrubs and a shingle multi vehicle off road parking space. Timber gate to each side leads to the attractive enclosed rear garden which is laid to lawn with shingle borders, raised bed "centrepiece", shrubs, conifer border and paved patio. Low maintenance garden area to side down to block paving, stone chippings and concrete pathway.

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Kingsway

