

Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**23, FEN ROAD  
PARSON DROVE, PE13 4JP**

**THE PROPERTY:** AN ABSOLUTELY FABULOUS, BEAUTIFULLY PRESENTED 4/5 BEDROOMED DETACHED HOUSE WITH 4 BATH/SHOWER ROOMS (3 en suite) \* 20' DINING ROOM \* 17' FITTED KITCHEN \* STUDY/GROUND FLOOR BEDROOM NO 5 \* AIR SOURCE HEAT PUMP CENTRAL HEATING \* DOUBLE GLAZING \* 415 sq.ft DOUBLE GARAGE \* EXTENSIVE MULTI VEHICLE OFF ROAD PARKING \* ENCLOSED LOW MAINTENANCE GARDENS TO REAR \* FANTASTIC FAMILY HOUSE IN THIS HIGHLY POPULAR VILLAGE WITH MANY AMENITIES!

**THE PRICE:** £420,000      **FREEHOLD EPC BAND C**

**REF. 8885**

**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: 8885 23, FEN ROAD, PARSON DROVE**

**COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the Long Sutton/Sleaford Road over Freedom Bridge. Follow the road for about ¾ of a mile to the traffic lights and fork left signed Leverington. Follow the main route for a few miles to a crossroads and turn right, signed Parson Drove. Follow the road for a few miles to the crossroads in the village centre near the Swan Pub. Proceed straight across, over a bridge and the property is on the left hand side.

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

**ENTRANCE CANOPY:**

**ENTRANCE HALL:** With wood floor, stairway off, understairs cupboard, security alarm programmer, ground floor heating thermostat;

**LOUNGE:** 18'1"(max) x 11'(max) with wood floor;

**DINING ROOM:** 20'7"(max) x 10'(max) with double glazed French doors to rear garden, wood floor;

**FITTED KITCHEN/BREAKFAST ROOM:**

17'(max) x 9'10"(max) with 'island' breakfast bar with drawers & cupboards under, preparation surfaces with drawers & cupboards under & concealed lighting over, range of wall cupboards/display cupboards, inset stainless steel double drainer 1 ½ bowl sink unit with mixer tap & cupboards under, built in dishwasher, built in induction hob, built in electric double oven, electric hob hood, A/C unit;

**GROUND FLOOR CLOAKROOM/W.C.:**

With hand wash basin with mixer tap & cupboards under, integrated low level w.c., extractor fan;

**UTILITY:** 18'3"(max) x 13'8"(max) 'L' shaped with tiled floor, broom cupboard, wall cupboards, tiled walls, work top with shelving over, space/plumbing for automatic washing machine, space/vent for tumble drier, inset stainless steel single drainer sink unit with mixer tap & cupboard under;

**STUDY/GROUND FLOOR BEDROOM NO 5**

12'2"(max) x 7'3"(max) with wood floor;

**FIRST FLOOR:**

**LANDING:** With built in airing cupboard housing hot water cylinder, heating thermostat for first floor

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

With tiled & screened shower cubicle with thermostatic shower, panelled bath, low level w.c., pedestal wash basin, part tiled walls, extractor fan, illuminated mirror;

**BEDROOM NO 1:** 17'(max) x 14'1"(max) 'L' shaped with 'dressing area', A/C unit, access to boarded loft with light point;

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

With integrated hand wash basin with mixer tap & cupboards under, low level w.c., tiled & screened shower cubicle with thermostatic shower, extractor fan;

**BEDROOM NO 2:** 15'10"(max) x 9'7"(max) with access via foldaway ladder to boarded loft with light point, A/C unit;

**BEDROOM NO 3:** 20'(ma) x 10'(max) 'L' shaped with A/C unit;

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

With pedestal wash basin, Quadrant shower cubicle with thermostatic shower, low level w.c., extractor fan;



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**BEDROOM NO 4:** 14'6"(max) x 13'8"(max) with built in shelving, A/C unit;

**EN SUITE DRESSING ROOM:** 13'7"(max) x 7'10"(max) with dressing unit with display cupboards over with glazed doors;

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

With integrated low level wc., twin integrated hand wash basin with mixer tap, range of medicine cabinets, illuminated mirror, screened shower cubicle with thermostatic shower;

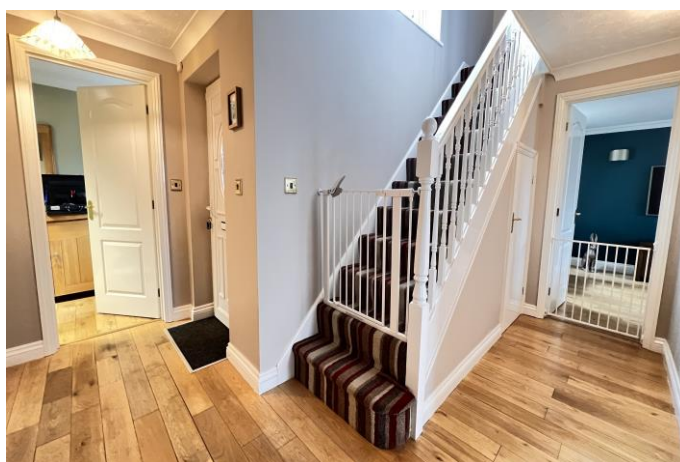
**OUTSIDE:** **SUMMER HOUSE 12'5"(max) x 12'5"(max) with power & lighting;**

**DOUBLE GARAGE/WORKSHOP:**

20'7"(max) x 20'(max) with twin electrically operated up & over doors, personal door, power & lighting;

**GARDENS:**

Generous low maintenance gardens to front, down to an extensive block paved multi vehicle off road parking area. Pathway to side leads from front to rear gardens. Enclosed low maintenance garden to rear with stunning views to rear over fields and part laid to astro turf with decking, raised beds and a very useful `vehicle access` from front to rear.



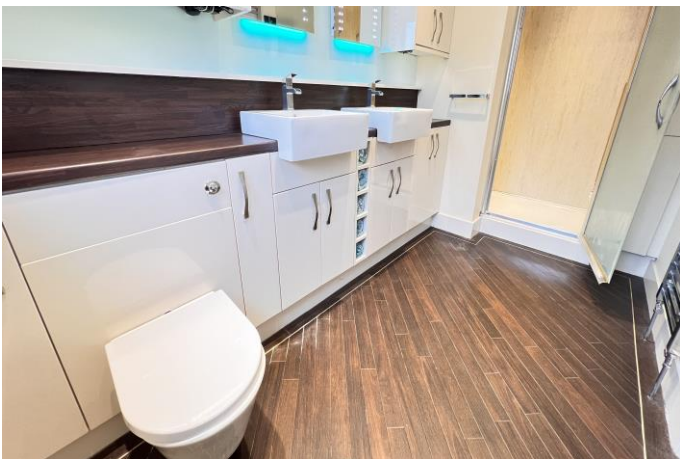


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