

**ROBERT
HALE
HOMES FOR
SALE**

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7 DAYS

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**SUNNY HOLME
57 CHURCH ROAD
EMNETH PE14 8AA**

THE PROPERTY: AN HISTORIC FOUR BEDROOM DETACHED FARMHOUSE OF ENORMOUS CHARACTER ON A LARGE PLOT APPROACHING HALF AN ACRE (subject to measured survey) IN A LOVELY LOCATION WITH RURAL VIEWS ALL ROUND ON THE EDGE OF THIS HIGHLY SOUGHT AFTER NORFOLK VILLAGE WITH ITS OWN SCHOOL SHOP POST OFFICE AND PUB! * 620 SQ FT DOUBLE GARAGE/WORKSHOP! MASSES OF PARKING! * 21' LOUNGE * 18' DINING ROOM * 20' KITCHEN * GAS CENTRAL HEATING * DOUBLE GLAZING * NO UPWARD CHAIN * VIEW NOW!!

THE PRICE: £495,000

FREEHOLD EPC BAND E

REF. 8895

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: 8895 SUNNY HOLME, 57 CHURCH ROAD, EMNETH

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

HOW TO GET THERE: From the Wisbech office turn right on to the A1101 dual carriageway Downham Market Road. Follow the main road for about mile then fork left signed Emneth into Church Road. The property is on the right hand side in due course almost opposite the Church.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH/CANOPY/LOBBY:

ENTRANCE HALL: With stairway off, built in under stairs cupboard, C/H programmer.

LOUNGE: 21' (max) x 17' (max) With double glazed patio doors to rear garden.

DINING ROOM: 18'7" (max) x 14' (max) With double glazed patio doors to rear garden.

KITCHEN: 20'9" (max) x 12' (max) With breakfast bar, display cupboards with glazed doors, built in larder cupboard, range of wall cupboards, space/plumbing for dishwasher, preparation surfaces with drawers and cupboards under, inset 1 ½ bowl single drainer sink unit with mixer tap and cupboard under electric cooker point.

GROUND FLOOR CLOAKROOM:

With integrated low level w.c., hand wash basin, security alarm programmer.

CONSERVATORY/GARDEN ROOM/UTILITY:

18' (max) x 11'1" (max) With work top with drawers and cupboards under, Worcester gas fired wall mounted C/H boiler, space/plumbing for automatic washing machine, space/plumbing for condenser tumble drier.

FIRST FLOOR:

LANDING: With built in airing cupboard with radiator, C/H thermostat.

BATHROOM/SHOWER ROOM/W.C.:

With Quadrant shower cubicle with thermostatic shower, corner bath with mixer tap, integrated low level w.c., integrated hand wash basin with mixer tap and cupboard under, tiled walls, heated towel rail.

BEDROOM NO 1: 17'8" (max) x 14'2" (max) With sloping ceiling.

BEDROOM NO 2: 19'6" (max) x 9'10" (max) With range of built in wardrobe/cupboards with bedside cabinets

BEDROOM NO 3: 16'1" (max) x 8'8" (max)

BEDROOM NO 4: 12'2" (max) x 9'5" (max)

OUTSIDE:

GARAGE/WORKSHOP: 29' (max) x 21' (max) With personal door, work bench, twin electrically operated remote controlled up and over doors, w.c. with low level w.c. and hand wash basin

GENEROUS GARDENS: To front, laid to lawn with a concrete pathway to the front entrance door, a stone chippings driveway leading to double gates opening onto the generous enclosed rear garden which is part laid to lawn with a shingle area and a very extensive block paved multi vehicle off road parking area.

N.B. **There is possible potential for the huge double garage/workshop to be converted to an annexe with a variety of possible alternative uses, subject to all the necessary consents being obtained.**

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The property has the benefit of photovoltaic solar panels on the rear of the garage, which the vendor informs us produce an income.



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