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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



27, JUBILEE CLOSE

SUTTON ST JAMES, PE12 0ES

THE PROPERTY:

BEAUTIFULLY PRESENTED FOUR BEDROOMED DETACHED HOUSE ADJOINING OPEN FIELDS TUCKED AWAY AT THE END OF A PRIVATE CUL-DE-SAC IN THIS EXCLUSIVE DEVELOPMENT IN THIS HIGHLY SOUGHT AFTER VILLAGE * SEPARATE DINING ROOM * SPACIOUS FITTED KITCHEN WITH BUILT IN OVEN, HOB, DISHWASHER ETC * USEFUL UTILITY * TWO BATH/SHOWER ROOMS (1 EN-SUITE)* LOVELY GENEROUS ENCLOSED REAR GARDENS ADJOINING OPEN FIELDS * DOUBLE GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * THIS PROPERTY REALLY MUST BE VIEWED TO BE APPRECIATED SO MAKE AN APPOINTMENT NOW!

THE PRICE:

£330,000

FREEHOLD EPC BAND C

REF.8902

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:8902

27, JUBILEE CLOSE, SUTTON ST JAMES

COUNCIL TAX: **BAND D SOUTH HOLLAND DISTRICT COUNCIL**

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the road for about 5.9 miles to a crossroads and turn left signed Tydd St Mary. Follow the main route for about 2.9 miles to the village of Sutton St James and shortly after entering the village turn left in to Jubilee Close.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY: With Light.

ENTRANCE HALL: With stairway off, laminate floor, understairs cupboard.

LOUNGE: 16' 5" (max) x 11' 8" (max) With laminate floor, feature fire surround enclosing a 'flame effect' electric fire.

DINING ROOM: 12' 3" (max) x 11' 8" (max) With laminate floor, double glazed French doors to rear garden.

FITTED KITCHEN: 13' (max) x 11' 8" (max) With tiled floor, part tiled walls, Island worktop with cupboards under, built in electric double oven, range of wall cupboards, built in induction hob, electric hob hood, preparation surfaces with drawers & cupboards under, inset single drainer 1 ½ bowl sink unit with mixer tap & cupboard under, built in dishwasher, double larder cupboard.

GROUND FLOOR CLOAKROOM/W.C.: With part tiled walls, low level W.C., inset hand wash basin with mixer tap & cupboards under.

UTILITY: 8' (max) x 7' (max) With tiled floor, part tiled walls, range of wall cupboards, fitted cupboard housing Boulter oil fired wall mounted central heating boiler, space/plumbing for washing machine.

FIRST FLOOR:

LANDING: With built in airing cupboard housing pressurised hot water cylinder with immersion heater, access via folding ladder to part boarded loft.

BATHROOM/W.C.: With tiled floor, tiled walls, low level W.C., pedestal wash basin with mixer tap, shower/bath with mixer tap & shower overhead, extractor fan.

BEDROOM NO 1: 11' 10" (max) x 11' 8" (max) With triple wardrobe/cupboard.

EN SUITE SHOWER ROOM/W.C.: With tiled floor, tiled walls, low level W.C., inset hand wash basin with mixer tap & cupboards under, Quadrant shower cubicle with thermostatic shower, extractor fan.

BEDROOM NO 2: 11' 8" (max) x 10' 3" (max) With double wardrobe/cupboard.

BEDROOM NO 3: 13' 2" (max) x 8' 3" (max) With triple wardrobe/cupboard.

BEDROOM NO 4: 8' 6" (max) x 6' 5" (max).

OUTSIDE: **COLD WATER TAP : TIMBER STORE SHED with power & lighting : OIL STORAGE TANK : OUTSIDE LIGHTS/LANTERNS**

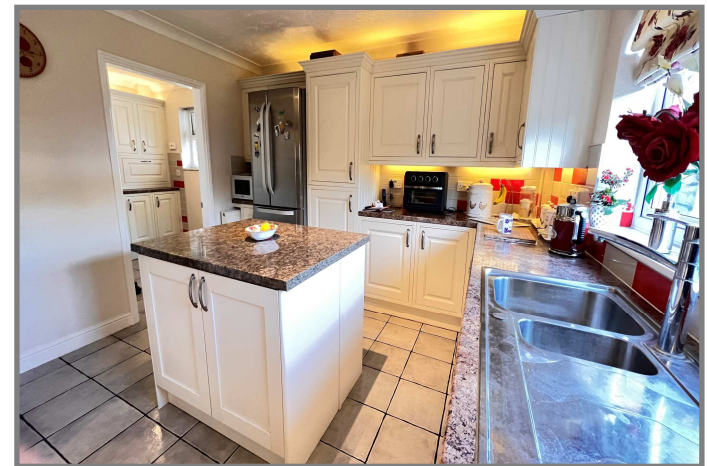
DOUBLE GARAGE: 18' 5" (max) x 18' (max) With electronically operated remote controlled up & over door, personal door, power & lighting.

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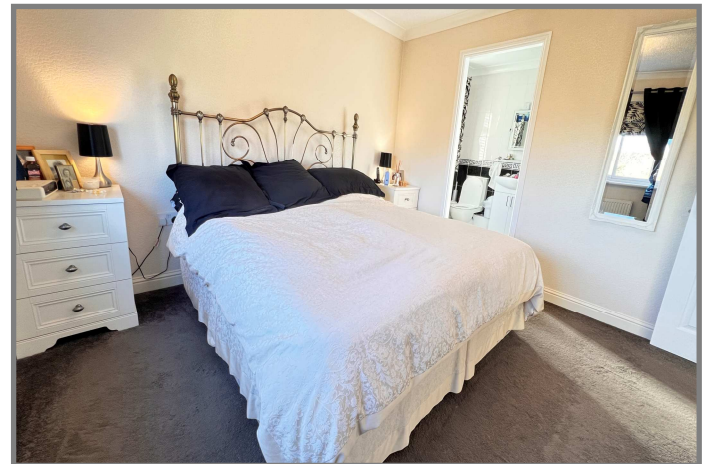
GARDENS:

To front reached by a private driveway off Jubilee Close. Down to a shingle multi-vehicle off road parking area, lawn, shrubs ornamental stone pebble features. Generous attractive enclosed gardens to rear laid to lawn with borders shrubs, trees, conifers raised borders and an extensive paved patio. The property adjoins open fields and enjoys stunning rural views.



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