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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**1 WESTRY CLOSE
WALSOKEN, PE14 7BU**

THE PROPERTY:

BEAUTIFULLY PRESENTED, RECENTLY REFURBISHED FIVE BEDROOMED DETACHED HOUSE ON A CORNER PLOT IN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL CUL-DE-SAC * 28FT FITTED KITCHEN WITH A WEALTH OF BUILT IN APPLIANCES * THREE BATH/SHOWER ROOMS (TWO EN-SUITE!) * DOUBLE GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * ATTRACTIVE ENCLOSED GARDENS TO REAR * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * PRICED TO SELL, SO VIEW QUICKLY!

THE PRICE:

£450,000

FREEHOLD

EPC BAND D

REF.8904

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:8904 1 WESTRY CLOSE, WALSOKEN

COUNCIL TAX: **BAND E KINGS LYNN & WEST NORFOLK**

HOW TO GET THERE: From the Wisbech office turn right on to the A1101 dual carriageway Downham Market Road. Follow the road to the next set of traffic lights and turn left. Follow the road for about 0.9 mile then turn right into Chapnall Road. Proceed to the 'T' junction at the end of Chapnall Road and then turn right. Then turn first left into Sparrowgate Road. Then turn first left into Sleights Drive then first left into Westry Close.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With light.

ENTRANCE HALL: With marble tiled floor, stairway off, understairs cupboard.

LOUNGE: 19' 3" (max) x 11' 5" (max) With double glazed patio doors to:-

Glazed Enclosed Decking Area.

FITTED KITCHEN/DINER: 28' 8" (max) x 13' 8" (max) With marble tiled floor, space/plumbing for American fridge/freezer, built in electric double oven, built in dishwasher, built in washing machine, built in induction hob, electric hob hood, range of wall cupboards, fitted larder cupboards, ceramic deep sink with mixer tap and cupboards under, marble preparation surfaces with marble splash back and cupboards under, Island unit/breakfast bar with marble work top & cupboards under, double glazed patio doors to rear garden.

GROUND FLOOR CLOAK ROOM/W.C.:

With marble floor, inset hand wash basin with mixer tap & cupboards under, integrated low level W.C., wall mirror, marble tiled walls.

FIRST FLOOR:

LANDING: With airing cupboard housing pressurised hot water cylinder with immersion heater and central heating programmer, access to loft.

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

With marble floor, marble wall tiles, freestanding bath with mixer tap, pedestal wash basin with mixer tap, low level W.C., heated towel rail, illuminated wall mirror.

BEDROOM NO 1: 17' 2" (max) x 15' 9" (max) 'L' shaped with feature archway, 3 double built in wardrobe/cupboards.

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

With shower/bath with mixer tap & thermostatic shower overhead, integrated low level W.C., illuminated mirror, twin hand wash basins with mixer taps & cupboards under, heated towel rail, marble tiled floor & walls, extractor fan.

BEDROOM NO 2: 13' 3" (max) x 10' (max) With built in double wardrobe/cupboard.

EN SUITE SHOWER ROOM/W.C.:

With marble tiled floor & walls, heated towel rail, integrated hand wash basin with mixer tap & cupboards under, integrated low level W.C., illuminated wall mirror, tiled & screened double shower cubicle with thermostatic shower.

BEDROOM NO 3: 11' 7" (max) x 11' 4" (max) 'L' shaped with built in double wardrobe/cupboard.

BEDROOM NO 4: 9' 7" (max) x 8' 5" (max) With built in double wardrobe/cupboard.

BEDROOM 5: 11' 4" (max) x 7' (max) 'L' shaped with built in double wardrobe/cupboard.

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OUTSIDE:

COLD WATER TAP : OUTSIDE LIGHTS

DOUBLE GARAGE:

18' (max) x 17' 8" (max) With twin up & over door, (one electronically controlled), personal door, power & lighting, Viessmann gas fired wall mounted central heating boiler.

GARDENS:

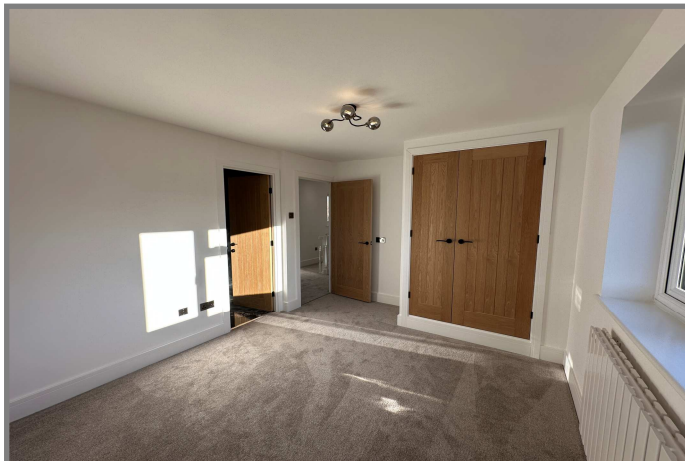
To front and side laid to lawn with shrub borders, paved patio area and a tarmac double off road parking space. Block paved pathway to side leads through a timber gate to the attractive enclosed rear garden which is laid to lawn with an extensive block paved patio. Enclosed shingle patio area to side.



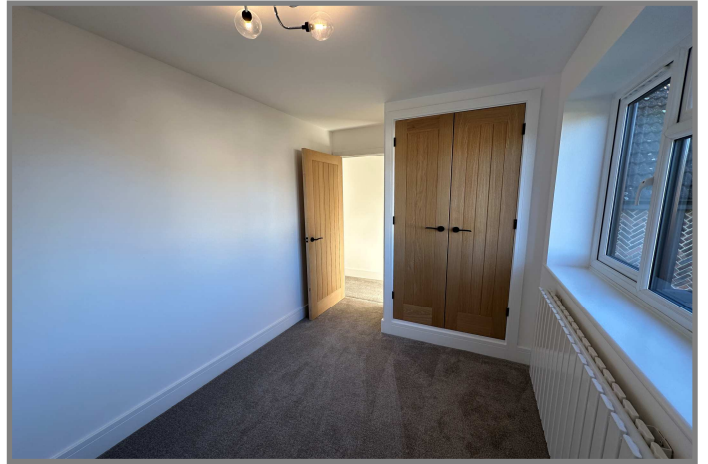
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