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7 DAYS

WISBECH 465222

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NAEA NETWORK

OVER 1000 OFFICES



**ROUND WINDOWS
217 SALTS ROAD
WALTON HIGHWAY, PE14 7EB**

THE PROPERTY: A SUPERB THREE BEDROOM DETACHED HOUSE PLUS A SELF CONTAINED TWO BEDROOM "BUNGALOW" ANNEXE SITUATED ON A SUPERB PLOT APPROACHING ONE HALF OF AN ACRE (subject to measured survey) IN THIS HIGHLY SOUGHT AFTER NORFOLK VILLAGE WITH ITS OWN SCHOOL AND PUB *DOUBLE GLAZING *OIL FIRED CENTRAL HEATING **360 SQ FT BARN *MASSES OF PARKING *REALLY MUST BE VIEWED TO BE APPRECIATED *VIEW QUICKLY TO AVOID DISSAPPOINTMENT!

THE PRICE: £490,000

FREEHOLD EPC BAND E

REF. 8922

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: 8922 ROUND WINDOWS, 217 SALTS ROAD, WALTON HIGHWAY

COUNCIL TAX: BAND D ANNEXE BAND A KINGS LYNN & W.N. COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton and Walsoken. Follow the main road for about 2.3 miles to a roundabout and take the first exit signed Walton Highway. Follow the road and turn second left into Salts Road. The property is shortly on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

LARGE ENTRANCE HALL: With tiled floor, under stairs cupboard, stairway off, access to loft.

INNER LOBBY/STUDY: 8'9" (max) x 7'5" (max) With tiled floor, floor standing oil fired Firebird central heating Boiler, C/H Programmer.

LOUNGE/DINER: 21'4" (max) x 18'2" (max) 'L' shaped with double glazed patio doors to rear garden, electric 'flame effect' fire, feature archway, dual aspect windows.

FITTED KITCHEN/BREAKFAST ROOM:

13'9" (max) x 13'6" (max) With tiled floor, preparation surfaces with drawers and cupboards under, stainless steel single drainer sink unit with mixer tap and cupboards under, space/plumbing for dishwasher, Kenwood Range dual fuel cooker, electric hob hood, range of wall cupboards, glazed display cupboards, space for fridge and freezer, breakfast bar with cupboards under, part tiled walls.

GROUND FLOOR CLOAK ROOM/W.C.:

With tiled floor, low level w.c., pedestal wash basin with tiled splash back.

FIRST FLOOR:

LANDING: With access to loft.

FAMILY BATHROOM/W.C./SHOWER ROOM:

With panelled bath with mixer tap and shower attachment, pedestal wash basin, low level w.c., shower cubicle with electric Triton shower, fully tiled walls, built-in airing cupboard housing hot water cylinder with immersion heater.

BEDROOM NO 1: 19'11" (max) x 12'11" (max) 'L' shaped With double glazed french doors, feature archway.

BEDROOM NO 2: 11'11" (max) x 8'2" (max)

BEDROOM NO 3: 9'6" (max) x 8'5" (max)

SELF CONTAINED ANNEXE:

LOUNGE: 11'6" (max) x 11'1" (max) With lino floor, double glazed french doors to rear garden.

FITTED KITCHEN: 11'10" (max) x 6'4" (max) With lino floor, preparation surfaces with drawers and cupboards under, stainless steel single drainer sink unit with mixer tap and cupboards under, range of wall cupboards, space/plumbing for automatic washing machine, space for tumble drier, part tiled walls, Myson oil fired central heating boiler, space for fridge and freezer.

BEDROOM NO 1: 10'6" (max) x 10'2" (max) With lino floor, dual aspect windows.

BEDROOM NO 2: 9'10" (max) x 8'5" (max)

BATHROOM/W.C.: With panelled bath, low level w.c., pedestal wash basin, fully tiled walls, extractor fan, built-in airing cupboard housing hot water cylinder.

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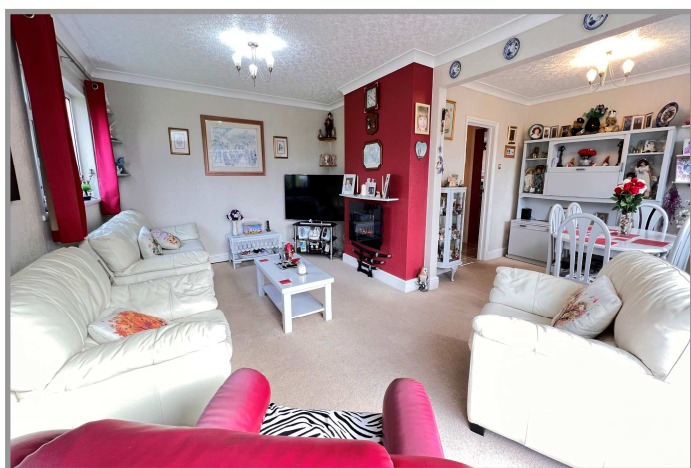
REAR ENTRANCE HALL: With tiled floor.

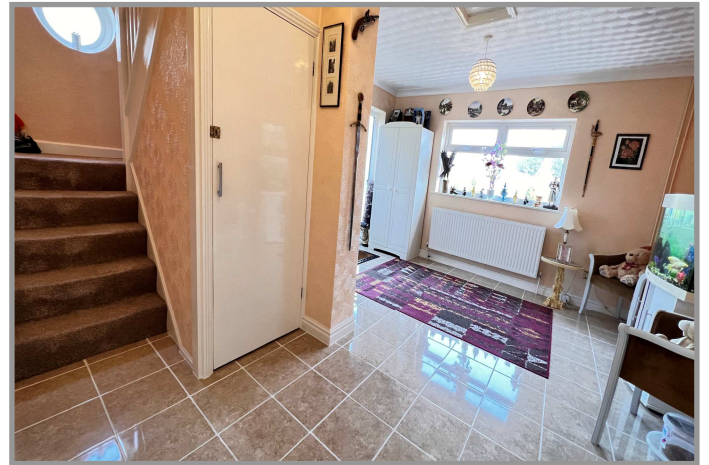
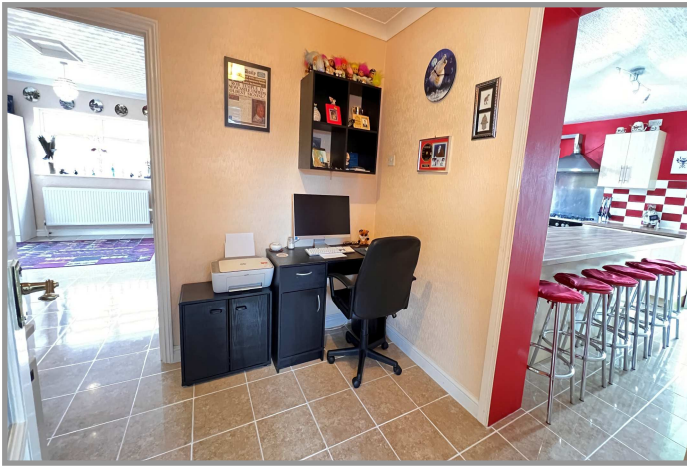
OUTSIDE: The property is situated on a total plot approaching one half of an acre, in beautiful grounds, mostly laid to lawn with numerous trees and shrubs, there is an extensive stone chippings multi vehicle off road parking space, concrete patio, decking, pathways and ornamental pond.

SECURITY LIGHTS: COLD WATER TAP: EXTERNAL POWER POINT:

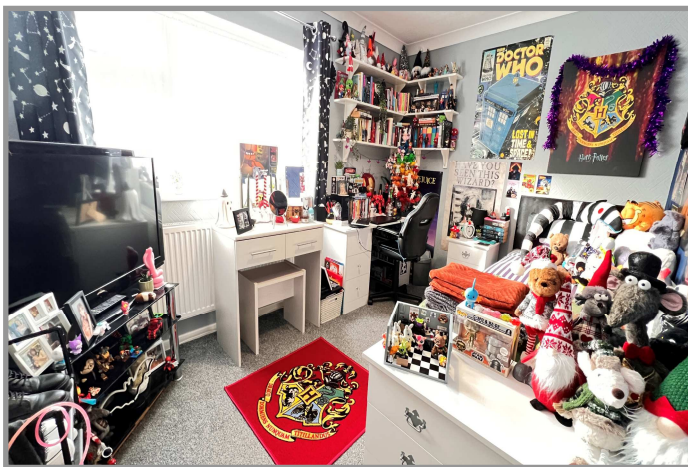
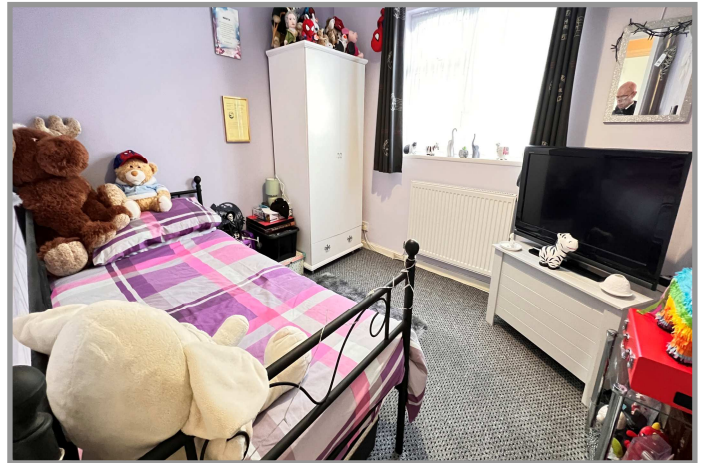
GREEN HOUSE:

BARN: 20' (max) x 18' (max) With power and lighting.

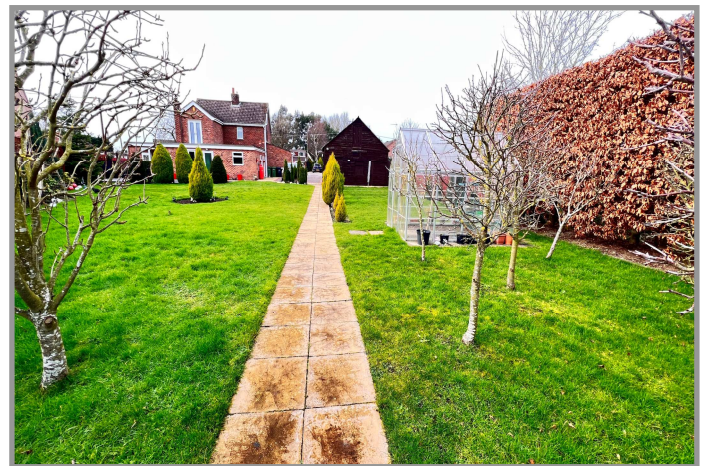
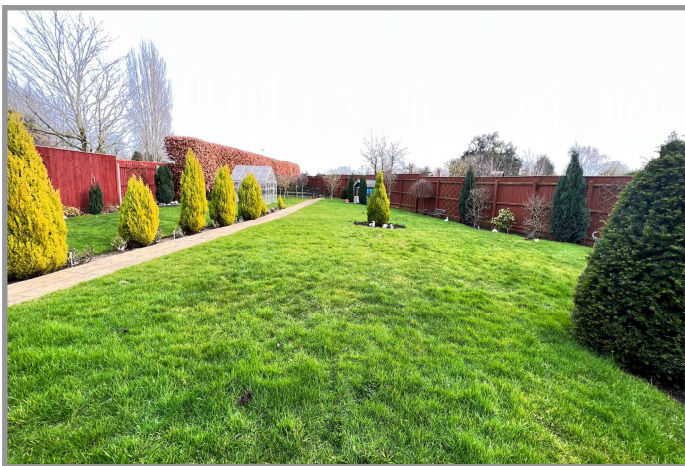
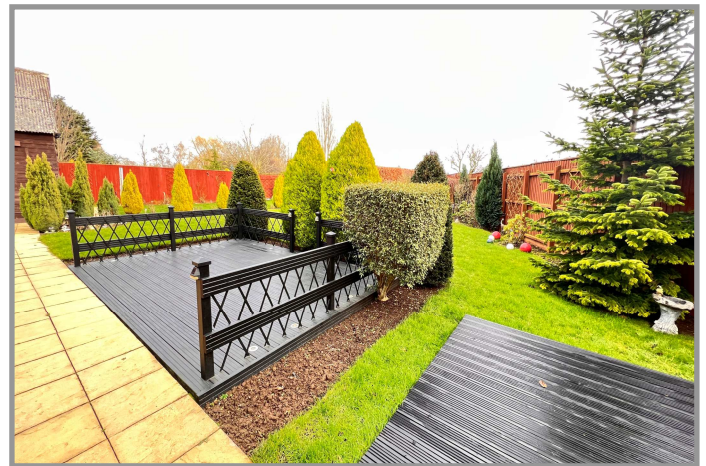




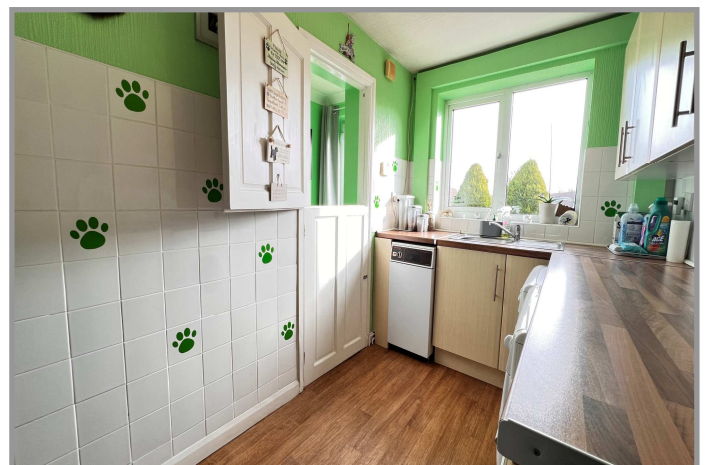
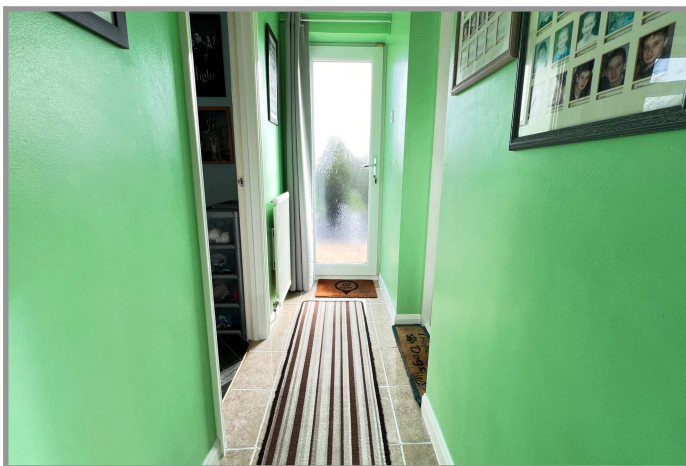
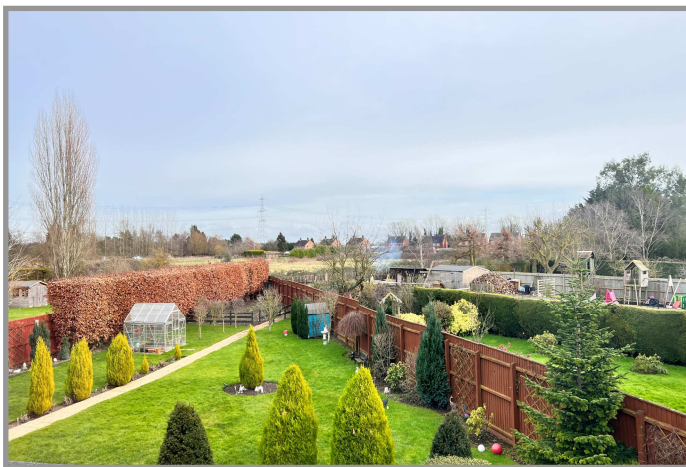
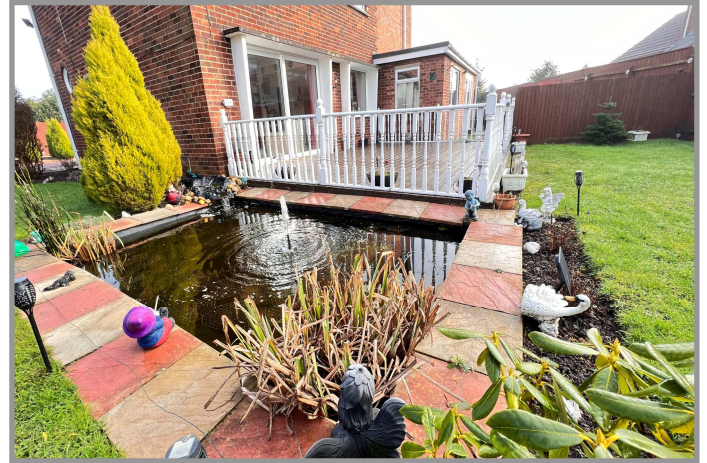
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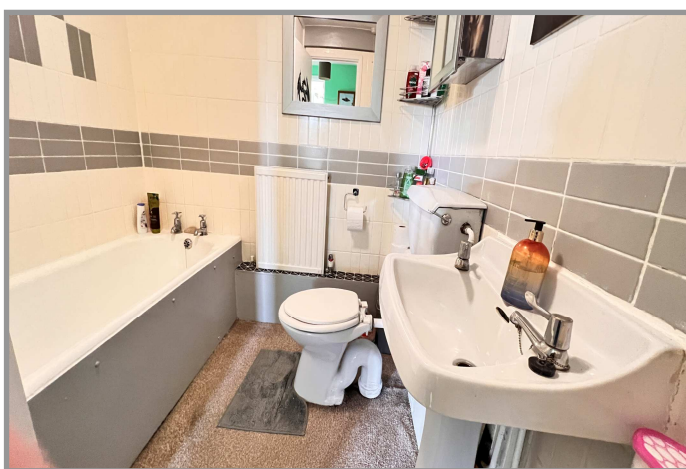
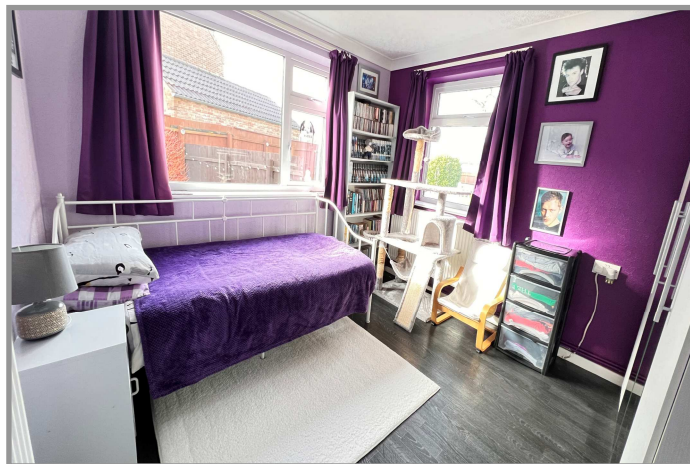


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A 3D isometric floor plan of a house, showing the layout of rooms and corridors. The plan is oriented with the front entrance at the bottom left. The main entrance leads into a large 'Entrance Hall' which contains a staircase. To the right of the entrance hall is a 'Cloakroom' with a toilet and sink. Further right is an 'Inner lobby /Study'. The 'Dining Area' is located to the right of the inner lobby. A large 'Lounge' occupies the bottom right corner. To the left of the inner lobby is a 'Kitchen/Breakfast Room' with a kitchenette and a toilet. Above this room is a 'Bedroom'. To the right of the kitchen/breakfast room is a 'Kitchen' and an 'Inner Hallway' which leads to a 'Bedroom' and a 'Bathroom'. The 'Rear Entrance Hall' is located at the top of the plan, leading to a 'Bedroom' and a 'Lounge'. The plan also shows a 'Rear Garden' area at the top right.

Rooms and areas labeled in the floor plan:

- Entrance Hall
- Cloakroom
- Inner lobby /Study
- Dining Area
- Lounge
- Kitchen/Breakfast Room
- Bedroom
- Kitchen
- Inner Hallway
- Bedroom
- Rear Entrance Hall
- Bedroom
- Lounge
- Rear Garden

A 3D perspective rendering of a house's floor plan. The layout includes a central landing area with a staircase leading down. To the left of the landing is a bathroom containing a toilet, sink, and bathtub. To the right of the landing are three bedrooms, each with a bed and bedside table. The bedrooms are arranged with one at the top right, one at the bottom right, and one at the bottom left. The house has a yellow carpet and white walls.