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7 DAYS

WISBECH 465222

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**133, CHURCH ROAD
EMNETH, PE14 8AF**

THE PROPERTY: WELL PRESENTED, DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOMED DETACHED BUNGALOW SITUATED ON A LARGE PLOT IN THIS HIGHLY SOUGHT AFTER NORFOLK VILLAGE WITH ITS OWN SCHOOL, PUB & SHOPS * FITTED KITCHEN WITH LEISURE GAS RANGE! * USEFUL UTILITY * SUPERB 22' CONSERVATORY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * 24' DETACHED GARAGE/WORKSHOP * MASSES OF PARKING * MUST BE VIEWED! * NO UPWARD CHAIN!

THE PRICE: oieo £295,000 FREEHOLD EPC BAND C

REF. 8925

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: 8925 133, CHURH ROAD, EMNETH

COUNCIL TAX: BAND C KINGS LYNN & WEST NORFOLK B.C.

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. Follow the road for about 1.7 miles then fork left signed Emneth. The property will be seen on the right hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With tiled floor, access to loft via foldaway ladder with light point, built in airing cupboard housing hot water cylinder with immersion heater, C/H thermostat, built in cloaks cupboard;

LOUNGE: 17'4"(max) x 13'3"(max) with laminate floor, feature fire surround enclosing a 'living flame' gas fire;;

KITCHEN: 13'5"(max) x 8'9"(max) with tiled floor, part tiled walls, Leisure gas Range. Electric hob hood, built in fridge, built in dishwasher, range of wall cupboards, preparation surfaces with drawers & cupboards under, inst stainless steel single drainer sink unit with mixer tap & cupboards under, single cupboard with glazed doors;

UTILITY: 8'1"(max) x 7'7"(max) with gas fired wall mounted c./H boiler, space/plumbing for automatic washing machine, tiled floor;

CONSERVATORY/DINING ROOM: 22'6"(max) x 13'(max) with laminate floor, double glazed french double doors to rear garden;

SHOWER ROOM/W.C.: With tiled floor, tile walls, low level w.c.,, double shower cubicle with thermostatic shower, extractor fan;

BEDROOM NO 1: 14'(max) x 11'3"(max) (into wardrobe) with full width range of fitted units including wardrobe/cupboards, bedside tables, blanket cupboards, dressing units & additional wardrobe/cupboards with mirror doors;

BEDROOM NO 2: 13'10"(max) x 10'(max) with 'bow window';

BEDROOM NO 3: 10'9"(max) x 9'10"(max) with laminate floor;

OUTSIDE: TIMBER STORE SHED: GREENHOUSE: STANDARD LAMP:

DETACHED BRICK GARAGE/WORKSHOP: 24'2"(max) x 10'(max) with electrically operated remote controlled roller door, personal door, power & lighting, joist storage;

GARDENS: To front, down to an extensive stone chippings multi vehicle off road parking space with wrought iron double gates opening onto Church Rod. Pathways to each side of the property lead to the generous enclosed rear garden which is laid to lawn with conifers, trees and a paved patio area.

N.B. The property has the benefit of photovoltaic solar panels within the ownership of the property.

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Ground Floor

