



Falcon House, Falcon Road,
Wisbech, Cambs. PE13 1AU

WISBECH

01945 465222

E-mail:

wisbech@robert-hale-homes.co.uk

Website:

www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**21, THE OAKS
ELM, PE14 0JR**

THE PROPERTY: BEAUTIFULLY PRESENTED, VERY DECEPTIVE, FOUR BEDROOMED DETACHED HOUSE TUCKED AWAY AT THE END OF A SMALL CUL DE SAC * 18' LOUNGE * 15' PLAY ROOM/DINING ROOM * 18' FITTED KITCHEN WITH BUILT IN OVEN & HOB * USEFUL UTILITY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * MULTI VEHICLE OFF ROAD PARKING * ENCLOSED GARDENS TO REAR * HIGHLY SOUGHT AFTER VILLAGE WITH ITS OWN SCHOOL, SHOP & PUB * SO VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE: OIEO £310,000 FREEHOLD EPC BAND C

REF. 8939

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: 8939 21, THE OAKS, ELM

COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. Follow the road for about 1.4 miles and turn right by the China Rose Takeaway signed Elm & Friday Bridge. Follow the road into the village and after passing the Sportsman Pub on the right hand side turn first right into Grove Gardens, then second right into Cedar Way, which leads into The Oaks.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY:

ENTRANCE HALL: With laminate floor, stairway off, C/H thermostat;

LOUNGE: 18'(max) x 11'10"(max);

DINING ROOM/PLAY ROOM: 15'10"(max) x 8'(max) with cupboard housing Glow Worm gas fired wall mounted C./H boiler;

FITTED KITCHEN/DINER: 18'(max) x 9'7"(max) with tiled floor, part tiled walls, double glazed french doors to rear garden, built in dishwasher, range of wall cupboards, preparation surfaces with drawers & cupboards under, built in electric oven, built in gas hob, electric hob hood, inset 1 ½ bowl stainless steel single drainer sink unit with mixer tap & cupboards under;

GROUND FLOOR CLOAKROOM/W.C.:
With tiled floor, low level w.c., pedestal wash basin with tiled splash back;

UTILITY: 8'5"(max) x 5'8"(max) with tiled floor, work top with space/plumbing under for automatic washing machine, C/H programmer;

FIRST FLOOR:

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

FAMILY BATHROOM/W.C.: With panelled bath with mixer tap & shower attachment, pedestal wash basin , low level w.c., part tiled walls, shaver point, extractor fan;

BEDROOM NO 1: 13'(max) x 10'5"(max) with built in double wardrobe/cupboard;

EN SUITE SHOWER ROOM/W.C.:
With low level w.c., pedestal wash basin, tiled & screened shower cubicle with Thermostatic shower, part tiled walls, extractor fan;

BEDROOM NO 2: 10'11"(max) x 10'7"(max) with built in double wardrobe/cupboard;

BEDROOM NO 3: 11'5"(max) x 10'4"(max);

BEDROOM NO 4: 10'9"(max) x 9'2"(max) with walk in wardrobe/cupboard;

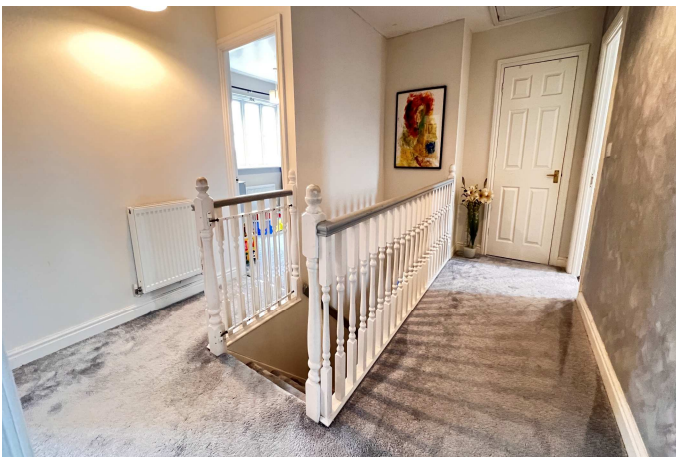
OUTSIDE: **COLD WATER TAP: OUTSIDE LANTERNS: SECTIONAL STORE SHED:**

GARDENS: To front laid to lawn with paved pathway to the front entrance door, borders, shrubs, mature tree, tarmac driveway/off road parking space and an additional off road parking space. Gate to side of the property open onto pathways leading to the enclosed rear garden which is laid to lawn with 'bark', play area & paved patio.

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