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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**38 RACEYS CLOSE
EMNETH, PE14 8BT**

THE PROPERTY: SPACIOUS MODERN THREE BEDROOMED DETACHED BUNGALOW AT THE END OF A CUL-DE SAC IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL AREA IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL, PUB POST OFFICE AND SHOP * 22FT LOUNGE * MASTER BEDROOM WITH EN-SUITE SHOWER/W.C. * USEFUL UTILITY * ENCLOSED GARDENS TO REAR * DOUBLE GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * GAS FIRED CENTRAL HEATING & DOUBLE GLAZING * COMPETITIVELY PRICED FOR A QUICK SALE, SO VIEW QUICKLY!

THE PRICE:

OIEO £295,000

FREEHOLD

EPC BAND

REF.8961

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.



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

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the main road for about 1 ¾ miles and fork left signed Emneth into Church Road. Follow the main route for about 1 mile, then turn right into Raceys Close.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY:

ENTRANCE HALL: With laminate floor, access via foldaway ladder to part boarded loft with power & lighting, built in airing cupboard with radiator, built in cloaks cupboard.

LOUNGE/DINER: 22' 8" (max) x 15' 6" (max) 'L' shaped with double glazed French doors to rear garden.

KITCHEN: 10' 2" (max) x 10' (max) With Rangemaster Gas cooker, electric hob hood, range of wall cupboards, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, part tiled walls.

UTILITY: 10" (max) x 5" With Vokera gas fired wall mounted combi-boiler, space/plumbing for washing machine & dishwasher, space for condensing tumble drier, range of wall cupboards, part tiled walls.

FAMILY BATHROOM/W.C.: With low level W.C., pedestal wash basin, panelled bath with mixer tap & shower attachment, part tiled walls.

BEDROOM NO 1: 14' 4" (max) x 11' 9" (max) 'L' shaped.

EN-SUITE SHOWER ROOM/W.C.: With low level W.C., pedestal wash basin, tiled and screened shower cubicle with thermostatic shower, extractor fan.

BEDROOM NO 2: 14' 5" (max) x 9' 10 (max) With built in double wardrobe/cupboard.

BEDROOM NO 3: 9' 7" (max) x 8' (max) With built in double wardrobe/cupboard.

OUTSIDE: **SUMMER HOUSE 11' 9" (max) x 11' 8" (max) : COLD WATER TAP : OUTSIDE LIGHT**

DOUBLE GARAGE: 19' 3" (max) x 17' 8" (max) With twin up & over electronically operated doors, personal door, power & lighting, joist storage.

GARDENS: To front laid to lawn with a paved pathway to the front entrance door and a shingle driveway/multi-vehicle off road parking area. Timber gate to side opens onto a paved pathway to the enclosed rear garden which is laid to lawn with an extensive paved patio, borders, shrubs and a seasonal vegetable plot.



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