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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**MAPLE LODGE
A2, MOUNT DRIVE, WISBECH
PE13 2BG**

THE PROPERTY: A VERY DECEPTIVE, ABSOLUTELY STUNNING, SPACIOUS FOUR BEDROOMED HOUSE SITUATED IN ONE OF THE MOST SOUGHT AFTER RESIDENTIAL ROAD OF THE TOWN! * SUPERB 17' FITTED KITCHEN * SEPARATE DINING ROOM * LOVELY CONSERVATORY * 24' MAIN BEDROOM WITH EN SUITE SHOWER/W.C. * 18' GARDEN ROOM * GAS CENTRAL HEATING * DOUBLE GLAZING * ATTRACTIVE ENCLOSED GARDENS TO REAR * EXTENSIVE MULTI VEHICLE OFF ROAD PARKING * MUST BE VIEWED TO BE APPRECIATED! * VIEW NOW!!

THE PRICE: oieo £425,000 FREEHOLD EPC BAND

REF. 8963

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 E FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway at the next set of traffic lights turn left into Norwich Road. Then turn seventh right into Mount Drive. The property is the first house on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With lighting & Terrazo tiled floor;

SPACIOUS ENTRANCE HALL: With quality wood floor, stairway off, understairs cupboard;

LOUNGE/DINER: 19'7"(max) x 17'7"(max) with feature fire surround enclosing a fitted 'living flame' gas fire, glazed double doors to both entrance hall & dining room;

DINING ROOM: 13'(max) x 12'8"(max) with glazed double doors to CONSERVATORY & kitchen;

QUALITY FITTED KITCHEN: 17'6"(max) x 12'4"(max) with tiled floor, Island unit with breakfast bar & cupboards under, built in fridge, two built in ovens, built in Induction hob, electric hob hood, range of wall cupboards, preparation surfaces with drawers & cupboards under, ceramic deep sink with mixer tap & 'instant hot water tap', fitted larder cupboard, concealed lighting under preparation surfaces;

GROUND FLOOR CLOAKROOM/W.C.:

With tile floor, integrated low level w.c., heated towel rail, inst hand wash basin with cupboards under & mirror over;

UTILITY: 12'10"(max) x 12'(max) with walk in airing cupboard housing Worcester gas fired wall mounted C/H boiler, work top with space & plumbing under for automatic washing machine & dishwasher, range of wall cupboards, additional work top with drawers & cupboards under, inset stainless steel single drainer sink unit with mixer tap & cupboards under;

BRICK & UPVC CONSERVATORY:

13'3"(max) x 10'10"(max) with laminate floor, double glazed french doors to rear garden;

FIRST FLOOR:

SPACIOUS LANDING: With walk in airing cupboard housing hot water cylinder with immersion heater;

BATHROOM/W.C./SHOWER ROOM

: With tiled floor, heated towel rail, Oval freestanding bath, twin hand wash basins with mixer taps & drawers under, low level w.c., tiled & screened double shower cubicle with Thermostatic shower, bidet;

BEDROOM SUITE: 24'1"(max) x 10'4"(max) into wardrobes;

EN SUITE DRESSING ROOM: With full width range of fitted wardrobes/cupboards;

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

With screened shower cubicle with Thermostatic shower, low level w.c., inset hand wash basin with mixer tap & cupboard under, tiled walls, illuminated mirror;

BEDROOM NO 2: 12'8"(max) x 12'4"(max) with range of fitted wardrobes/cupboards;

BEDROOM NO 3: 18'(max) x 9'1"(max);

BEDROOM NO 4/STUDY: 12'5"(max) x 7'8"(max) with glazed double doors to landing;

OUTSIDE: **EXTERNAL POWER POINT: OUTSIDE LIGHTS: WORKSHOP: 15'2"(max) x 11'5"(max) with power & lighting; GARDEN ROOM: 18'7"(max) x 15'1"(max) with power & lighting, double glazed patio doors to garden;**

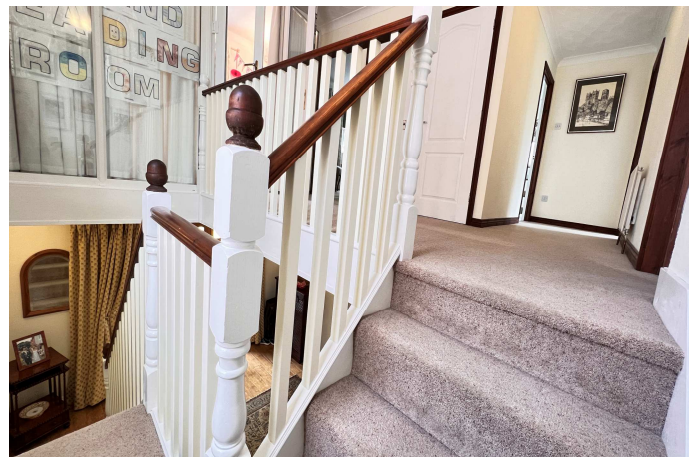
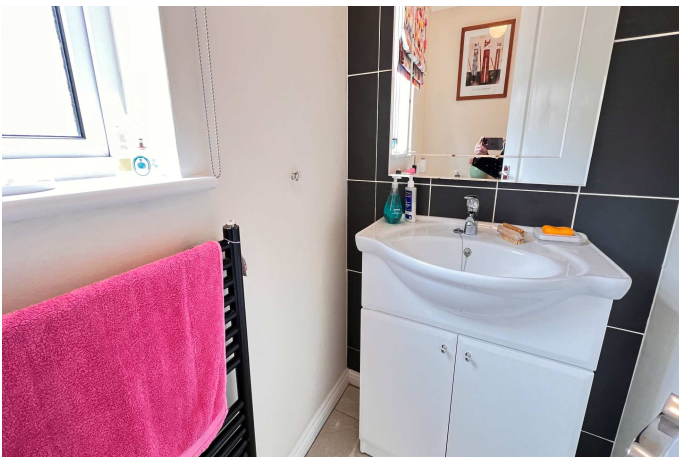
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GARDENS:

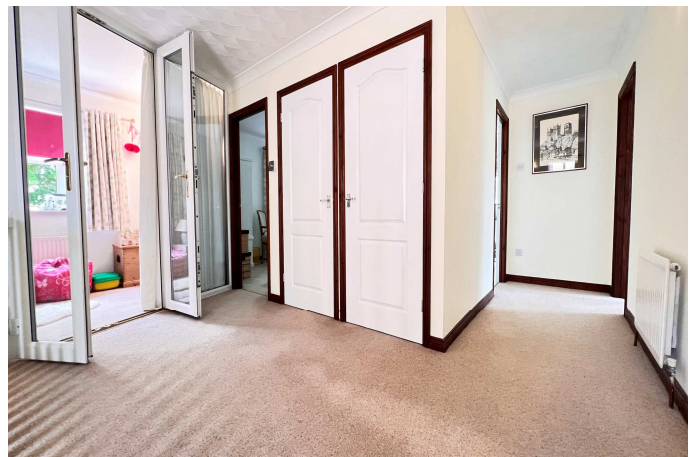
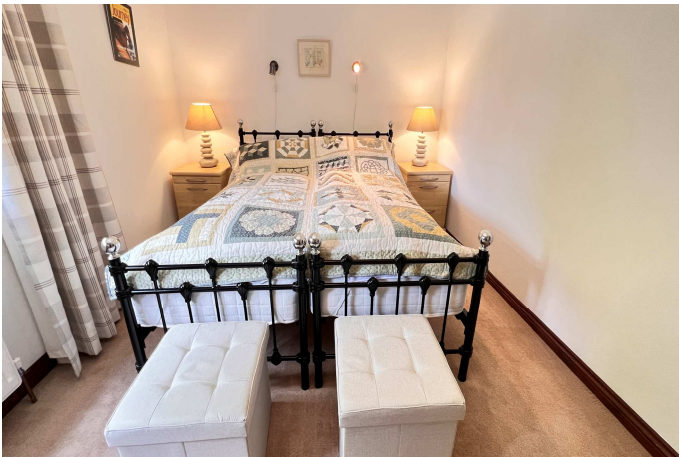
To front, laid to lawn with shrubs, borders and an extensive stone chippings driveway/turn round/multi vehicle off road parking area. Enclosed gardens to rear laid to lawn with borders, shrubs, 2 standard lamps, block paved patio and shingle area.



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