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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



23 OUTWELL ROAD

EMNETH

PE14 0DU

THE PROPERTY:

SPACIOUS WELL PRESENTED FOUR DOUBLE BEDROOMED MODERN DETACHED HOUSE SITUATED ON A GENEROUS PLOT WITH GOOD ROAD CONNECTIONS * 27FT LOUNGE * 20FT FITTED KITCHEN/DINER * LOVELY 24FT CONSERVATORY * THREE BATH/SHOWER ROOMS (2 EN-SUITE) * 300 SQ FT GARAGE/WORKSHOP * EXTENSIVE MULTI-VEHICLE OFF ROAD PARKING TO FRONT AND REAR * GAS FIRED CENTRAL HEATING & DOUBLE GLAZING * MUST BE VIEWED TO BE FULLY APPRECIATED, SO DON'T DELAY, VIEW QUICKLY!

THE PRICE:

Offers Over £315,000 FREEHOLD EPC BAND C

REF.8978

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 D KINGS LYNN & WEST NORFOLK

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. Follow the main road for about 1.9 miles and the property is on the left hand side, shortly after a sharp right hand bend.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With laminate floor, stairway off, security alarm programmer.

LOUNGE: 27' 5" (max) x 12' 10" (max) With laminate floor, feature fire place enclosing a 'living flame' electric fire, french doors to:-

BRICK & UPVC CONSERVATORY: 24' 6" (max) x 13' 7" (max) With laminate floor, ceiling fan, double glazed French doors to rear garden.

FITTED KITCHEN/DINER: 20' 4" (max) x 12' 2" (max) With tiled floor, preparation surfaces with drawers and cupboards under, 1 ½ bowl stainless steel single drainer sink unit with mixer tap & cupboards under, integrated dishwasher, built in gas hob, built in electric hob hood, built in electric double oven, built in fridge, space for built in freezer, range of wall cupboards, wall cupboard with shelving and glazed display cupboard, wine rack, small breakfast bar with glazed display cupboards over, part tiled walls, feature archway to dining area with bay window and tiled floor.

GROUND FLOOR CLOAKROOM/W.C.: With low level W.C, hand wash basin, part tiled walls, laminate floor, extractor fan.

UTILITY: 9' 11" (max) x 3' 11" (max) With worktop with space/plumbing under for washing machine, wall cupboards with wall mounted Intergas gas fired central heating boiler, tiled floor.

FIRST FLOOR:

LANDING: With access to loft, built in airing cupboard.

BATHROOM/W.C.: With tiled floor, corner bath with mixer tap and shower attachment over, built in cupboards and wall cupboards with mirror and lighting over, integrated low level W.C., integrated hand wash basin with mixer tap and cupboards under, tiled walls, extractor fan.

BEDROOM NO 1: 12' 3" (max) x 10' 5" (max) With laminate floor, range of built in wardrobes with drawers and blankets cupboards over, feature archway to:-

EN SUITE SHOWER ROOM/W.C.: With pedestal wash basin, tiled and screened double shower cubicle with Creda electric shower, low level W.C., part tiled walls, extractor fan, laminate floor.

BEDROOM NO 2: 14' (max) x 11' 4" (max) 'L' shaped with feature archway to:-

EN SUITE SHOWER ROOM.: With pedestal wash basin tiled & screened shower cubicle with thermostatic shower, part tiled walls.

BEDROOM NO 3: 13' 5" (max) x 11' 8" (max).

BEDROOM NO 4: 10' 3" (max) x 9' 1" (max)

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OUTSIDE:

SECURITY LIGHTS : PERGOLA : COLD WATER TAP : TIMBER STORE SHED

DOUBLE DETACHED GARAGE:

17' 8" (max) x 16' 8" (max) With up & over door, power & lighting, joist storage, personal door, work bench.

GENEROUS GARDENS:

To front & side down to a granite chippings driveway/multi-vehicle off road parking area with conifers and slate chippings borders, concrete steps lead down to a walled concrete pathway to the front entrance door and also leads to the side gates which open onto the rear garden. Double gates to the other side of the property open onto to an additional secured multi-vehicle off road parking area.

Enclosed gardens to rear laid to lawn with a paved patio area, various trees and shrubs etc.

N.B.

The property has the benefit of a security alarm system.



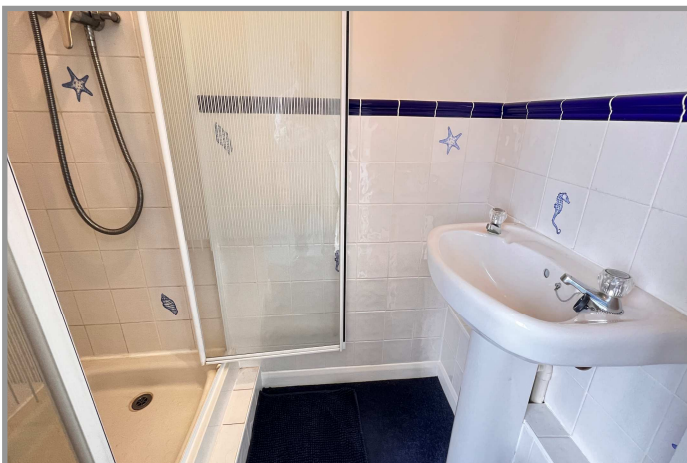
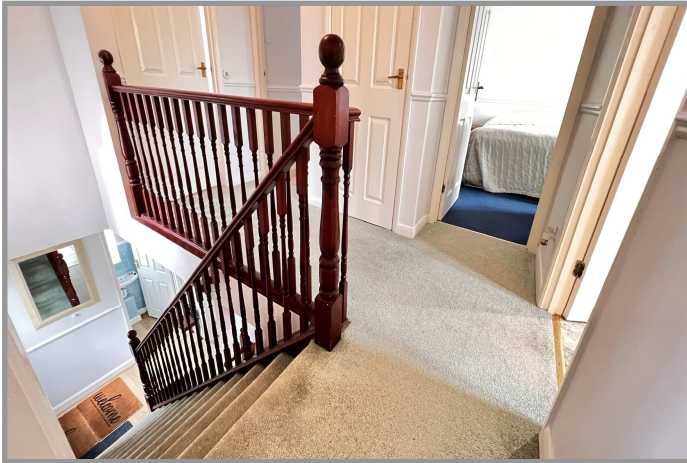
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