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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**14, HIGH ROAD
ELM, PE14 0AA**

THE PROPERTY: MODERN FOUR BEDROOMED DETACHED HOUSE SITUATED ON A GENEROUS PLOT WITH LOVELY LANDSCAPED GARDENS, ENJOYING STUNNING VIEWS OVER OPEN FIELDS, IN THIS HIGHLY SOUGHT AFTER VILLAGE WITH ITS OWN PUB, SHOP, POST OFFICE & SCHOOL * FITTED KITCHEN WITH BUILT IN OVEN & HOB * SEPARATE DINING ROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * DOUBLE GARAGE PLUS EXTENSIVE MULTI VEHICLE OFF ROAD PARKING * HUGE POTENTIAL!

THE PRICE:

£430,000

FREEHOLD EPC BAND

REF. 8989

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: 8989 14, HIGH ROAD, ELM

COUNCIL TAX: BAND D 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 then turn right by the China Rose signed Elm & Friday Bridge. Follow the road and the property is shortly on the left hand side after the left hand bend.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE: 21'8"(max) x 11'7"(max) with feature reconstituted stone wall, exposed beams, fitted 'living flame' gas fire with copper canopy;

DINING ROOM: 14'(max) x 11'10"(max) with stairway off, feature exposed brick archway to:-

FITTED KITCHEN: 14'(max) x 10'(max) with 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, display cupboards with glazed door, range of wall cupboards, tiled preparation surfaces with drawers & cupboards under, built in electric double oven, built in electric hob, electric hob hood, walk in larder;

REAR HALL: With built in double wall cupboard;

GROUND FLOOR CLOAKROOM/W.C.:

With low level w.c., hand wash basin with tiled splash back;

UTILITY: 8'(max) x 5'8"(max) with inset single drainer sink unit with mixer tap & cupboards under, space/plumbing for automatic washing machine;

UPVC CONSERVATORY: 10'(max) x 7'6"(max) with double glazed french doors to rear garden;

FIRST FLOOR:

LANDING: With access to loft;

BATHROOM/W.C./SHOWER ROOM:

With corner bath with mixer tap, pedestal wash basin, low level w.c., tiled & screened shower cubicle with thermostatic shower, part tiled walls;

BEDROOM NO 1: 12'(max) x 9'7"(max) with full width range of fitted wardrobes/cupboards;

BEDROOM NO 2: 10'(max) x 10'(max) with fitted double wardrobe/cupboards;

BEDROOM NO 3: 11'8"(max) x 7'7"(max);

BEDROOM NO 4: 9'6"(max) x 6'9"(max) with built in airing cupboard housing hot water cylinder with immersion heater;

OUTSIDE: **LOG CABIN: OUTSIDE LIGHT: GARDEN SHED: COLD WATER TAP: 2 BRICK outhouses both with power & lighting;**

DOUBLE GARAGE: 16'6"(max) x 14'4"(max) with power & lighting, gas fired floor mounted C/H boiler, personal door, electric roller door;

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GARDENS:

Generous garden to front, down to shingle multi vehicle off road parking space, with numerous shrubs. Generous attractive gardens to rear with lovely views over open fields to rear, with pond/water feature, lawn, beds, borders, shrubs, shingle patio area & raised walled paved patio;



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