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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**48 ELMFIELD DRIVE
ELM
PE14 0DL**

THE PROPERTY: AN ATTRACTIVE THREE DOUBLE BEDROOM DETACHED BUNGALOW SITUATED ON A GENEROUS PLOT NOT OVERLOOKED TO THE REAR IN LOVELY GARDENS ON THIS HIGHLY SOUGHT AFTER RESIDENTIAL CUL-DE-SAC *LOVELY CONSERVATORY *GARAGE PLUS EXTENSIVE MULTI VEHICLE OFF ROAD PARKING *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *VIEW QUICKLY TO AVOID DISAPPOINTMENT! NO UPWARD CHAIN!

THE PRICE: £290,000 FREEHOLD EPC BAND C

REF. 8990

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: 8990 48 ELMFIELD DRIVE, ELM

COUNCIL TAX: BAND B KINGS LYNN & W N DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the road for about 1.5 miles then turn left into Elmfield Drive. The property is on the right hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With light.

ENTRANCE HALL: With laminate floor, walk-in store cupboard.

LOUNGE: 14' (max) x 14' (max) With laminate floor, feature fire surround enclosing an electric flame effect fire, marble hearth, bow window.

KITCHEN: 12'10" (max) x 10' (max) With tiled floor, range of wall cupboards, part tiled walls, double glazed french doors to rear garden, inset stainless steel single drainer sink unit with mixer tap and cupboards under, space/plumbing for automatic washing machine, space for condensing tumble drier, Viessmann gas fired wall mounted central heating boiler, gas cooker, electric hob hood, preparation surfaces with cupboards under.

BRICK & UPVC CONSERVATORY:

14'10" (max) x 8'5" (max) With tiled floor, double glazed french doors to rear garden.

BATHROOM/SHOWER ROOM/W.C.:

With tiled and screened shower cubicle with thermostatic shower, heated towel rail, low level w.c., inset hand wash basin with cupboards under, panelled bath with mixer tap and shower attachment, tiled walls.

BEDROOM NO 1: 13'10" (max) x 10'4" (max) With laminate floor, extensive range of fitted units with wardrobe/cupboards, blanket cupboards, bedside tables and dressing table.

BEDROOM NO 2: 12'10" (max) x 7'10" (max) With laminate floor.

BEDROOM NO 3: 12' (max) x 8'2" (max) With laminate floor.

OUTSIDE:

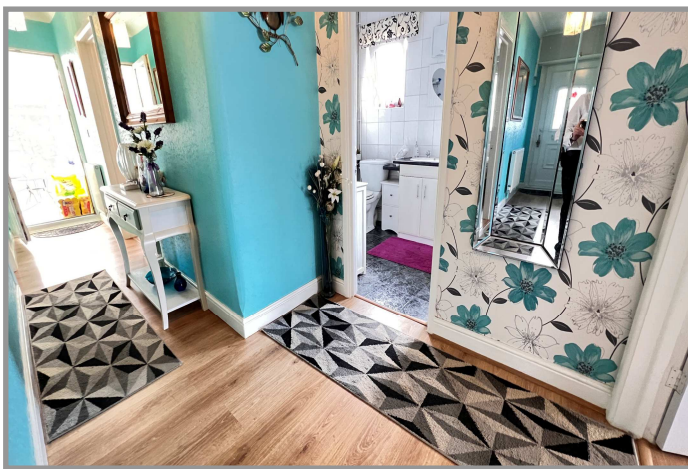
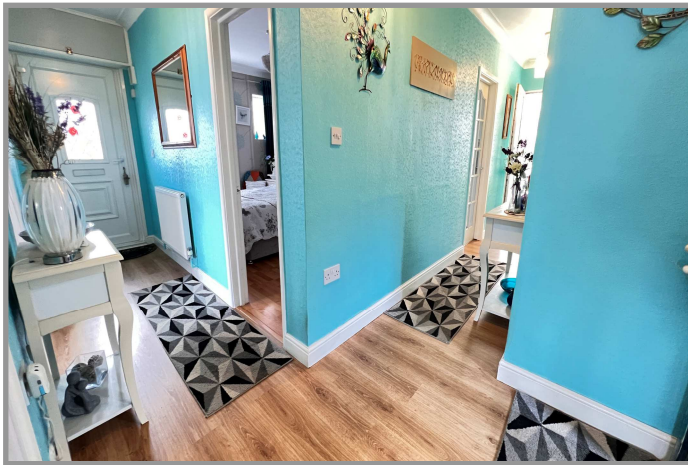
**GAZEBO: TIMBER STORE SHED: SECURITY LIGHTS:
SUMMER HOUSE: OUTSIDE LIGHTS:**

BRICK GARAGE: 16'7" (max) x 8'7" (max) With electrically operated remote controlled roller door. personal door, electric and lighting.

GARDENS:

To front laid to lawn with a block paved driveway/multi vehicle off road parking space which extends along the side of the bungalow. Wrought iron gate to side opens on to generous enclosed rear gardens, which is not overlooked to rear and is laid to lawn with numerous trees, shrubs, beds, borders and a paved patio area.

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Elmfield Drive

