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7 DAYS

WISBECH 465222

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NAEA NETWORK

OVER 1000 OFFICES



325 SMEETH ROAD

MARSHLAND ST JAMES, PE14 8EP

THE PROPERTY: A FANTASTIC FOUR DOUBLE BEDROOMED (PLUS COT ROOM) DETACHED HOUSE SITUATED ON A GENEROUS PLOT NOT OVERLOOKED TO REAR IN A HIGHLY POPULAR NORFOLK VILLAGE * 16FT LOUNGE PLUS SEPARATE DINING ROOM * FITTED KITCHEN * USEFUL UTILITY * GROUND FLOOR CLOAKROOM/W.C.* TWO BATH/SHOWER ROOMS (1 EN-SUITE) * COT ROOM/STUDY * OIL FIRED CENTRAL HEATING & DOUBLE GLAZING * ENCLOSED GARDENS TO REAR * LOTS OF MULTI-VEHICLE OFF ROAD PARKING TO FRONT SIDE & REAR PLUS TWO GARAGES! * A SUPERB FAMILY HOME * HUGE POTENTIAL, VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE:

£420,000

FREEHOLD

EPC BAND E

REF.9003

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: 9003 325 SMEETH ROAD MARSHLAND ST JAMES

COUNCIL TAX: BAND E KINGS LYNN & WEST NORFOLK BC

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton & Walsoken. Follow the road all the way to the A47 bypass roundabout by the Shell Garage and proceed straight across. Proceed for a short distance to a T junction and turn right. Follow the road for a few miles to a crossroads in the centre of the village and turn right. The property is on the left-hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With tiled floor, light.

SPACIOUS ENTRANCE HALL: With open riser stairway off, exposed beams, wood flooring.

LOUNGE: 16' 11" (max) x 11' 7" (max) With laminate floor, exposed ceiling beams, bay window, feature fire place enclosed an electric fire.

DINING ROOM: 12' 3" (max) x 11' 8" (max) With laminate floor, exposed beams, bi-fold doors to lounge, double glazed patio doors to rear garden.

FITTED KITCHEN: 11' 7" (max) x 9' 8" (max) With preparation surfaces with drawers & cupboards under, inset 1 ½ bowl sink unit with mixer tap & cupboards under, space/plumbing for dishwasher, built in Beko electric cooker, electric hob hood, range of wall units, part tiled walls, space

GROUND FLOOR CLOAK ROOM/W.C. With hand wash basin with tiled splash back, low level W.C., tiled floor.

UTILITY: 11'8" (max) x 8'1" (max) With tiled floor, worktop with space/plumbing under for washing machine, space for tumble drier, inset stainless steel single drainer sink unit with mixer tap & cupboards under, wall units, Worcester oil fired floor standing central heating boiler, internal door to garage.

FIRST FLOOR:

LANDING: With built in airing cupboard housing hot water cylinder with immersion heater.

FAMILY BATHROOM/W.C./SHOWER ROOM: With panelled bath with mixer tap and shower overhead with folding screen., low level W.C., pedestal wash basin with mixer tap & medicine cabinet over with mirror doors, tiled walls, heated towel rail.

BEDROOM NO 1: 11'4" (max) x 11'9" (max) with built-in wardrobe/cupboards.

EN SUITE SHOWER ROOM/W.C.: With Quadrant shower cubicle with thermostatic shower, low level w.c., hand wash basin with mixer tap and cupboards under, tiled floor and walls, shaver point.

BEDROOM NO 2: 14'9" (max) x 11'3" (max) 'L' shaped.

BEDROOM NO 3: 12' (max) x 11'7" (max)

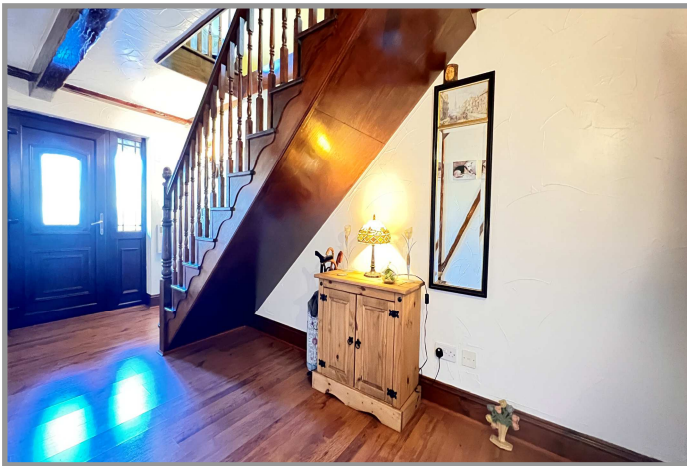
BEDROOM NO 4: 11'7" (max) x 10'8" (max)

STUDY/COT ROOM: 7'9" (max) x 5'9" (max) with access to loft via foldaway ladder.

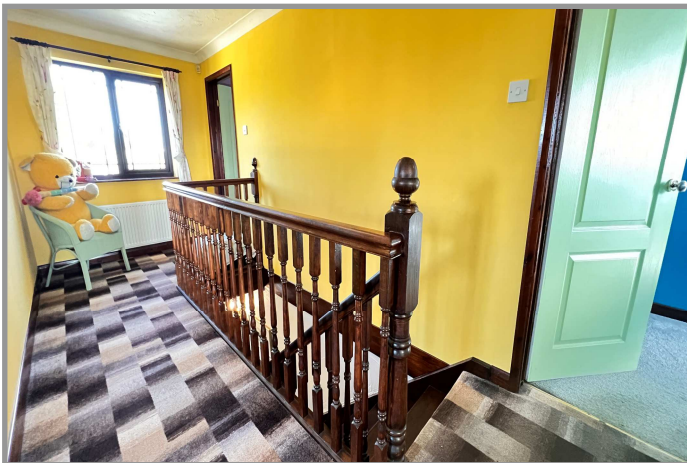
OUTSIDE: **TIMBER STORE SHED:** (with power and light) **OUTSIDE LIGHTS:**
COLD WATER TAP: OIL STORAGE TANK:

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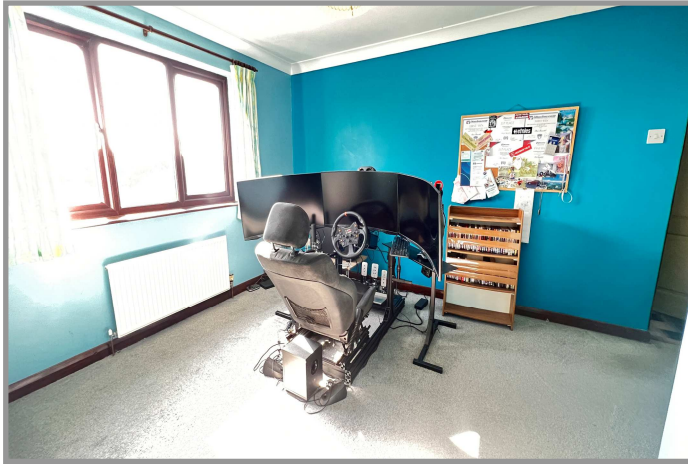
- GARAGE:** 21'8" (max) x 11'5" (max) With timber double doors, power and lighting, personal door.
- GARAGE/WORKSHOP:** 24' (max) x 13'1" (max) With power and lighting, work benches, shelving, joist storage, personal door, timber double doors.
- GARDENS:** To front part laid to lawn with various shrubs and trees, gravel driveway, extensive multi vehicle of road parking and turn around to front and side, concrete pathway to one side leads to a timber gate which opens onto the rear garden. Timber five bar gate to the other side of the property open onto an additional concrete off road parking area and the enclosed rear garden which is laid to lawn with pathways and shrub borders.



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