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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**82 WISBECH ROAD  
OUTWELL  
PE14 8PF**

**THE PROPERTY:** A STUNNING HOME! EXTREMELY DECEPTIVE CONSIDERABLY EXTENDED BEAUTIFULLY PRESENTED FOUR BEDROOM HOUSE SITUATED ON A GOOD PLOT CLOSE TO THE VILLAGE OF THIS HIGHLY POPULAR NORFOLK VILLAGE WITH ITS OWN SCHOOL SHOP & POST OFFICE \*28' LOUNGE! \*17' FITTED KITCHEN WITH A WEALTH OF BUILT IN APPLIANCES \*270 SQ FT RECREATION ROOM/GARAGE \*ECONOMICAL AIR SOURCE HEAT PUMP HEATING \*DOUBLE GLAZING \*MULTI VEHICLE OFF ROAD PARKING \*MUST BE VIEWED TO BE APPRECIATED \*VIEW NOW!

**THE PRICE:** £270,000 **FREEHOLD** **EPC BAND C**

**REF. 9006**

**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: 9006 82 WISBECH ROAD, OUTWELL**

**COUNCIL TAX:**

**BAND B KINGS LYNN & WEST NORFOLK B.C.**

**HOW TO GET THERE:**

From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the main road for several miles to the village of Outwell. After entering the village and passing Bloom & Wakes garage on the left hand side proceed straight across at the mini roundabout. The property is on the left hand side in due course.

**THE ACCOMMODATION:**

(Dimensions given are approximate only)

**LOUNGE/DINER:**

28'2" (max) x 12'4" (max) With under stairs cupboard, stairway off, feature fire surround enclosing a Wood Burning Stove.

**FITTED KITCHEN/BREAKFAST ROOM:**

17' (max) x 12'4" (max) With built in electric hob, electric hob hood, preparation surfaces with drawers and cupboards under, built in fridge, built in freezer, built in automatic washing machine, built in tumble drier, range of wall cupboards, wine rack, built in electric oven, built in microwave, ceramic double sink with mixer tap and cupboards under.

**FIRST FLOOR:**

**LANDING:**

With access to loft, built in cupboard housing controls for the Air Source Heat Pump and Solar Panels.

**SPACIOUS BATHROOM/W.C./SHOWER ROOM:**

With Quadrant shower cubicle with thermostatic shower, pedestal wash basin, low level w.c., panelled bath, tiled walls, extractor fan.

**BEDROOM NO 1:**

12'6" (max) x 11'8" (max) With built in double wardrobe/cupboard.

**BEDROOM NO 2:**

12'5" (max) x 8'8" (max)

**BEDROOM NO 3:**

9'6" (max) x 8'2" (max)

**BEDROOM NO 4:**

9'3" (max) x 6'2" (max)

**OUTSIDE:**

**GRANT AIR SOURCE HEAT PUMP UNIT: OUTSIDE LIGHTS:  
COLD WATER TAP: TIMBER STORE SHED:**

**GARAGE/RECREATION ROOM:**

21'6" (max) x 12'5" (max) With roller door, personal door, power and lighting, electric radiators, built in store cupboard.

**GENEROUS GARDENS:**

To rear laid to lawn with a shingle multi vehicle off road parking space, shrubs and a concrete patio. A tarmac shared driveway leads along the side of the garden to the parking space and to the properties at the rear.

N. B. The property has the benefit of Solar Panels within the ownership of the property.



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