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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**STONELEAS
55 ST PAULS ROAD NORTH
WALTON HIGHWAY
PE14 7DN**

THE PROPERTY: SPACIOUS MODERN THREE BEDROOM DETACHED BUNGALOW ON A GENEROUS PLOT IN THIS HIGHLY SOUGHT AFTER NORFOLK VILLAGE
*FITTED KITCHEN WITH A WEALTH OF BUILT IN APPLIANCES
*SEPARATE DINING ROOM *LOVELY CONSERVATORY *19' GARAGE
PLUS EXTENSIVE MULTI VEHICLE OFF ROAD PARKING *OIL FIRED
CENTRAL HEATING *DOUBLE GLAZING *EARLY VIEWING ESSENTIAL
TO AVOID DISAPPOINTMENT!!

THE PRICE:

£299,995

FREEHOLD EPC BAND D

REF. 9007

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: 9007 STONELEAS, 55 ST PAULS ROAD NORTH, WALTON HIGHWAY

COUNCIL TAX: BAND C KINGS LYNN & WEST NORFOLK B.C.

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton and Walsoken. Follow the road to the next roundabout and take the first exit signed West Walton and Walton Highway. Follow the road for about 0.5 mile and turn right into St Pauls Road North. The property is on the left hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With C/H programmer, built in airing cupboard housing hot water cylinder with immersion heater, C/H thermostat

LOUNGE: 17'8" (max) x 13'6" (max) With feature reconstituted stone fire surround enclosing a fitted electric "flame effect" fire.

DINING ROOM: 10'9" (max) x 10'6" (max) With double glazed french doors to conservatory.

FITTED KITCHEN: 13'5" (max) x 8'6" (max) With built in electric hob, built in electric double oven, electric hob hood, space/plumbing for automatic washing machine, preparation surfaces with drawers and cupboards under, inset single drainer sink unit with mixer tap and cupboards under, range of wall cupboards, space for freestanding fridge and freezer, fitted larder cupboard with pull - out shelving, tiled floor, oil fired central heating boiler.

BRICK & UPVC CONSERVATORY: 12'7" (max) x 11' (max) With tiled floor, double glazed french doors to rear garden.

SHOWER ROOM/W.C.: With inset hand wash basin with mixer tap and cupboards under, tiled and screened double shower cubicle with Triton electric shower, tiled floor, low level w.c., tiled walls.

BEDROOM NO 1: 13'1" (max) x 11'3" (max) With range of fitted units including wardrobe cupboards, blanket cupboards, dressing unit, floor cupboard, inset 1 1/2 bowl sink unit with mixer tap and cupboards under.

BEDROOM NO 2: 13'10" (max) x 10' (max)

BEDROOM NO 3: 9' (max) x 7'6" (max)

OUTSIDE: **TIMBER STORE SHED with power and lighting OIL STORAGE TANK:**
EXTERNAL POWER POINT: OUTSIDE LANTERNS: COLD WATER TAP:

GARAGE: 19' (max) x 9'3" (max) With up and over door, joist storage, power and lighting, personal door.

GARDENS: To front, part laid to lawn with an extensive block paved multi vehicle off road parking space which extends along the side of the bungalow. Attractive enclosed gardens to rear, not overlooked, laid to lawn with a generous patio, borders and shrubs. Pathway to side leads from front to rear.

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St Pauls Road North

