



Falcon House, Falcon Road,
Wisbech, Cambs. PE13 1AU

WISBECH

01945 465222

E-mail:

wisbech@robert-hale-homes.co.uk

Website:

www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**MULBERRY HOUSE
MILL ROAD, WALPOLE HIGHWAY
PE14 7QL**

THE PROPERTY: BEAUTIFULLY PRESENTED, DECEPTIVELY SPACIOUS THREE BEDROOMED DETACHED HOUSE BUILT IN 2021 AND SITUATED ON A GENEROUS PLOT IN THIS HIGHLY POPULAR NORFOLK VILLAGE WITH ITS OWN SCHOOL & SHOP/POST OFFICE * 270sq.ft LOUNGE * 20' FITTED KITCHEN WITH BUILT IN OVEN & HOB * MASTER BEDROOM WITH EN SUITE SHOWER/W.C. * ECONOMICAL AIR SOURCE HEAT PUMP C/H * DOUBLE GLZING * MULTI VEHICLE OFF ROAD PARKING * ATTRACTIVE ENCLOSED GARDENS TO REAR WITH SUMMERHOUSE * MUST BE VIEWED TO BE FULLY APPRECIATED! DON'T DELAY!

REF. 9014

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: 9014 MULBERRY HOUSE, MILL ROAD, WALPOLE HIGHWAY

THE PRICE: £299,950 FREEHOLD EPC BAND

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

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton/Walsoken. Follow the main road for about 2.4 miles and turn left at the roundabout, signed Walton Highway. Follow the main route for 2.3 then turn left into Mill Road BY THE SKATERS NOTICE BOARD. The property is shortly on the left hand side. It is the 3rd house.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With light;

ENTRANCE HALL: With laminate floor, stairway off, understairs cupboard, built in airing cupboard housing pressurised hot water cylinder;

LOUNGE: 17'1"(max) x 15'8"(max) with laminate floor, bi-folding doors to rear garden, glazed double doors to:-

FITTED KITCHEN/DINER: 20' (max) x 9'4"(max) with laminate floor, built in dishwasher, built in electric oven, built in electric hob, electric hob hood, range of wall cupboards, part tiled walls, preparation surfaces with drawers & cupboards under, inset single drainer sink unit with mixer tap & cupboards under;

GROUND FLOOR CLOAKROOM/W.C.:
With low level w.c., inset hand wash basin with mixer tap & cupboards under, extractor fan;

FIRST FLOOR:

LANDING: With access to loft, built in Utility Cupboard with work top & space under for automatic washing machine & condensing tumble drier;

SPACIOUS BATHROOM/W.C./SHOWER ROOM:
With tiled & screened double shower cubicle with thermostatic shower, inst hand wash basin with mixer tap & cupboards under, low level w.c., panelled bath with mixer tap & shower attachment, tiled walls, tiled floor, extractor fan, heated towel rail;

BEDROOM NO 1: 16'(max) x 9'3"(max);

EN SUITE SHOWER ROOM/W.C.:
With low level w.c., inset hand wash basin with mixer tap & cupboards under, tiled & screened shower cubicle with thermostatic shower, tiled floor, tiled walls;

BEDROOM NO 2: 14'9"(max) x 9'1"(max);

BEDROOM NO 3: 11'(max) x 7'4"(max) 'L' shaped;

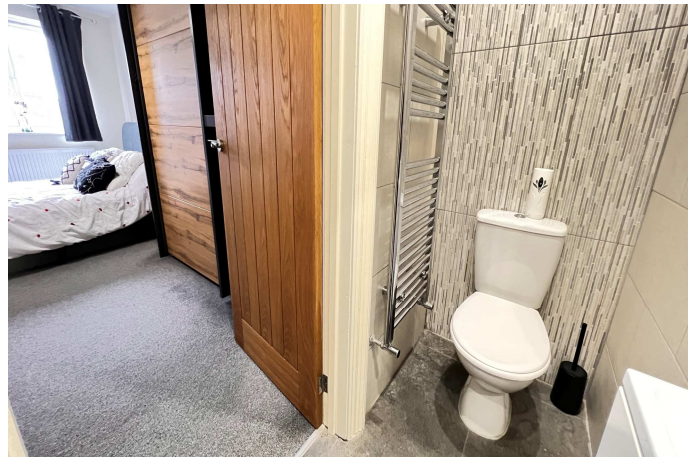
OUTSIDE: **SUMMER HOUSE: 14'5"(max) x 10'10"(max); OUTSIDE LIGHT: TIMBER SHED: 11'5"(max) x 9'1"(max);**

GARDENS: Low maintenance gardens to front down to a shingle multi vehicle off road parking area, with paved pathway to the front entrance door. Paved pathway to side leads through a timber gate to the attractive generous enclosed gardens to rear which are laid to lawn with paved patio, beds & borders;

REF. 9014 MULBERRY HOUSE, MILL ROAD, WALPOLE HIGHWAY



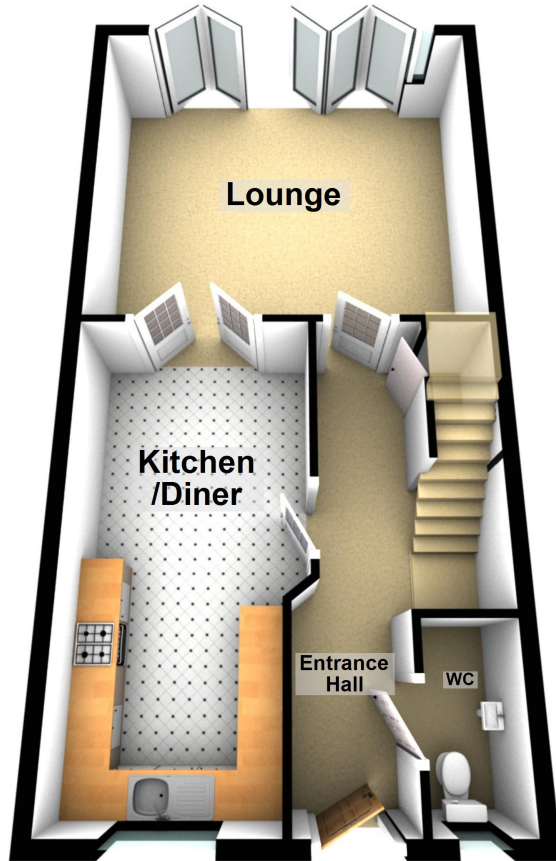
REF. 9014 MULBERRY HOUSE, MILL ROAD, WALPOLE HIGHWAY



REF. 9014 MULBERRY HOUSE, MILL ROAD, WALPOLE HIGHWAY



Ground Floor



First Floor

