

**ROBERT
HALE
HOMES FOR
SALE**

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**WOODLANDS
MIDDLE BROAD DROVE
TYDD ST GILES, PE13 5PB**

THE PROPERTY:

A RARE OPPORTUNITY! FOUR BEDROOMED DETACHED BUNGALOW IN A RURAL LOCATION & SITUATED ON TOTAL LAND OF APPROX. 2.3 ACRES (subject to measured survey)* 24' FITTED KITCHEN * TWO BATH/SHOWER ROOMS * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * STABLE * GARAGE * 300sq.ft WORKSHOP * MULTI VEHICLE OFF ROAD PARKING * SUPERB GROUNDS/LAND * DON'T DELAY, VIEW NOW!

THE PRICE:

oieo £425,000 FREEHOLD EPC BAND D REF. 8335

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. 8335 WOODLANDS, MIDDLE BROAD DROVE, TYDD ST GILES

COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech token centre roundabout take the Long Sutton/Sleaford exit over Freedom Bridge. Follow the main road for about 2.8 miles then turn left signed Newton & Tydd St Giles. Follow the main route for about 2.6 miles & then after passing the school on the right hand side, turn first left into Newgate Road. Follow the road for .4 of a mile then turn left into Middle Broad Drive. The property is on the left hand side after about .7 of a mile.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL:

INNER HALL: With C/H programmer, built in double airing cupboard housing hot water cylinder, access to loft;

LOUNGE: 17'10" (max) x 15'1" (max) with bay window, multi fuel burning stove;

STUDY AREA: 11' (max) x 4'9" (max);

FITTED KITCHEN/DINER: 24' (max) x 12'10" (max) with built in electric double oven, built in electric hob, electric hob hood, built in fridge, built in dishwasher, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, wall cupboards, display cupboards with glazed doors, preparation surfaces with drawers & cupboards under, double glazed french doors to rear garden;

UTILITY: With tiled floor, wall cupboards, work top with space/plumbing under for automatic washing machine

FAMILY BATHROOM/W.C.: With Quadrant shower cubicle with Mira electric shower, pedestal wash basin with mixer tap, panelled bath with mixer tap & shower attachment, low level w.c., heated towel rail, tiled walls;

BEDROOM NO 1: 14'11" (max) x 9'11" (max);

BEDROOM NO 2: 11' (max) x 10'9" (max);

EN SUITE WET ROOM: With tiled floor, tiled walls, shower area with Mira electric shower, low level w.c., pedestal wash basin, extractor fan;

BEDROOM NO 3: 10'7" (max) x 9'11" (max);

BEDROOM NO 4: 10'1" (max) x 9'11" (max);

OUTSIDE: **TIMBER DOUBLE STABLE BLOCK: TIMBER STORE SHED: CHICKEN HOUSE & RUN: GREENHOUSE STEEL CAGE HOUSING OIL FIRED C/H BOILER;**

WORKSHOP: 18'6" (max) x 16'5" (max) with power & lighting;

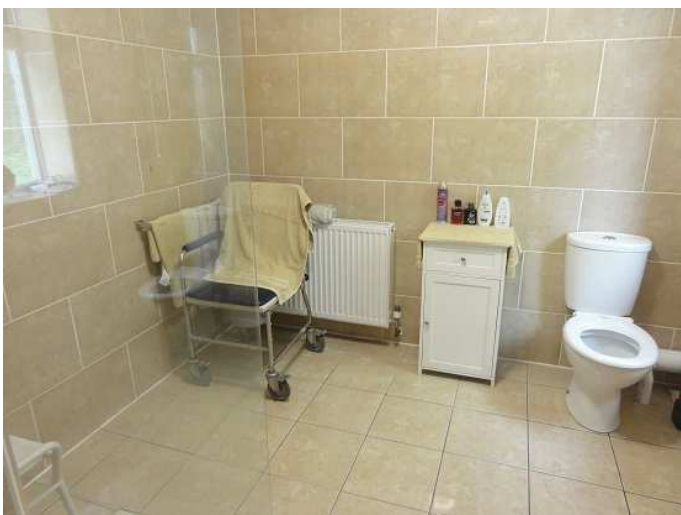
GARAGE: 17'7" (max) x 9' (max);

GARDENS/LAND: Down to grass with numerous trees, shrubs, fish pond, paved patio, multi vehicle off road parking area

N.B.(1) Part of the land is fenced securely

N.B. (2) The property has the benefit of solar panels which are within the ownership of the property.

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