

**ROBERT
HALE
HOMES FOR
SALE**

Falcon House, Falcon Road,
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WISBECH

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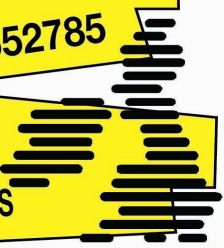
7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**17, GAULTREE SQUARE
EMNETH, PE14 8DA**

THE PROPERTY:

VERY DECEPTIVE, VERY SPACIOUS, FOUR BEDROOMED
DETACHED HOUSE SITUATED IN THE VERY CENTRE OF THIS
HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL, POST
OFFICE , SHOPS & PUB * 29' LOUNGE * 16' FITTED KITCHEN
* SUN LOUNGE * TWO BATH/SHOWER ROOMS * UTILITY &
STUDY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING
* 22' GARAGE PLUS MULTI VECHICLE OFF ROAD PARKING
* ENCLOSED GARDENS TO REAR * MUST BE VIEWED!

THE PRICE:

oieo £250,000 FREEHOLD EPC BAND E REF. 8258

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. 8258 17, GAULTREE SQUARE, EMNETH

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

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. Follow the main road for about 1 ¾ miles then fork left signed Emneth into Church Road. Follow the road into the village centre and the property is the first house past the village hall.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY:

ENTRANCE HALL: With understairs cupboard, stairway off:

LOUNGE/DINER: 29'(max) x 16'7"(max) with feature fire surround;

FITTED KITCHEN: 16'8"(max) x 9'11"(max) 'L' shaped with built in fridge, built in freezer, part tiled walls, range of wall cupboards, preparation surfaces with drawers & cupboards under, built in dishwasher, inset stainless steel single drainer sink unit with mixer tap & cupboards under, built in gas hob, electric hob hood, built in electric double oven;

GROUND FLOOR SHOWER ROOM/W.C.:

With tiled floor, tiled walls, inset hand wash basin with mixer tap, fitted cupboard & drawers, illuminated mirror, heated towel rail, low level w.c., tiled & screened shower cubicle with Chrome shower valve & spray, shaver point;

UTILITY: 22'(max) x 7'(max) 'L' shaped and tiled floor, inset stainless steel single drainer sink unit with mixer tap & cupboards under, work top with cupboards under, broom cupboard, wall cupboard, part tiled walls, Ideal Mexico gas fired C/H boiler & programmer, walk in airing cupboard house hot water cylinder;

STUDY: 7'(max) x 5'(max);

SUN LOUNGE: 10'1"(max) x 8'(max) with double glazed french doors to rear garden;

FIRST FLOOR:

LANDING: With built in store cupboard, access to loft;

BATHROOM/W.C.: With low level w.c., inset hand wash basin with mixer tap & cupboards under, panelled bath with mixer tap;

BEDROOM NO 1: 13'(max) x 11'8"(max);

BEDROOM NO 2: 13'(max) x 10'10"(max) with built in store cupboard;

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

BEDROOM NO 4: 8'8"(max) x 7'9"(max);

OUTSIDE: OUTSIDE LIGHTS: SUMMERHOUSE: LEAN TO GREEN HOUSE:

GARAGE/WORKSHOP: 22'6"(max) x 9'8"(max) with up & over door, personal door, power & lighting;

GARDENS: To front down to a tarmac off road parking space, which extends along the side of the property allowing parking for numerous vehicles. Enclosed gardens to rear, laid to lawn with borders, shrubs and a concrete courtyard area.

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