

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**4, PEARTREE WAY
ELM, PE14 0BS**

THE PROPERTY:

FOUR BEDROOMED DETACHED HOUSE ON THIS HIGHLY POPULAR DEVELOPMENT IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL & PUB * SEPARATE DINING ROOM * FITTED KITCHEN WITH BUILT IN OVEN & HOB * 20' LOUNGE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * DOUBLE GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING * VIEW QUICKLY! * NO UPWARD CHAIN!

THE PRICE:

£250,000 FREEHOLD EPC BAND D

REF. 8317

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. 8317 4, PEARTREE WAY, ELM

COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech off ice turn right onto the dual carriageway. Follow the road for about 1.4 miles then turn right by the China Rose Takeaway, signed Elm & Friday Bridge, Follow the road into the village and after passing the Sportsman pub on the right hand side turn third right into Henry Warby Avenue, then first left into Peartree Way.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY: With light;

ENTRANCE HALL: With stairway off, C/H thermostat, understairs cupboard;

LOUNGE/DINER: 20'2"(max) x 11'(max) with `living flame` gas fire, double glazed doors to rear garden;

DINING ROOM: 11'10"(max) x 9'2"(max);

FITTED KITCHEN: 10'6"(max) x 9'(max) with built in electric oven, built in electric hob, range of wall cupboards, inset single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, breakfast bar, preparation surfaces with drawers and cupboards under, space/plumbing for automatic washing machine, part tiled walls;

GROUND FLOOR CLOAKROOM/W.C.:

With low level w.c., hand wash basin with tiled splash back;

UTILITY:

With Ideal gas fired wall mounted C/H boiler, double wall cupboard, work top with space/plumbing for automatic washing machine & space for condensing tumble drier, part tiled walls;

FIRST FLOOR:

LANDING:

With access via folding ladder to part boarded loft;

BATHROOM/W.C.:

With built in linen cupboard, panelled bath with Thermostatic shower overhead, pedestal wash basin, low level w.c., part tiled walls;

BEDROOM NO 1:

12'2"(max) x 11'7"(max) with fitted wardrobe with mirror doors, fitted bedhead and bedside cabinets;

EN SUITE SHOWER ROOM:

With double shower cubicle, hand wash basin with mixer tap, heated towel rail, shaver point, (n.b. the vendor informs us that plumbing exists for a w.c.)

BEDROOM NO 2:

12'2"(max) x 8'8"(max) with fitted double wardrobe with mirror doors;

BEDROOM NO 3:

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

BEDROOM NO 4:

9'7"(max) x 6'9"(max) ` L` shaped;

OUTSIDE:

DOUBLE GARAGE:

18'8"(max) x 17'2"(max) with twin up & over doors, joist storage, personal door, power & lighting;

GARDENS:

To front, part laid to lawn with trees, shrubs, borders and an extensive shingle driveway/turn round/multi vehicle off road parking. Wrought iron gate to side opens on the side and rear gardens which are laid to lawn with borders, shrubs, trees, paved patio, stone chipping patio & brick car b q.

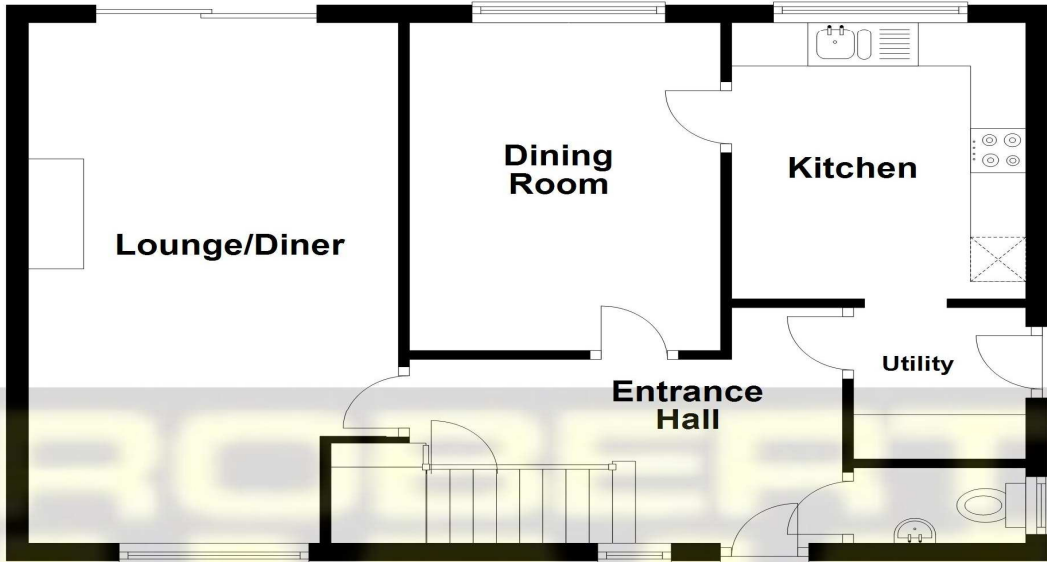
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Ground Floor



First Floor

