



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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**33 WESTMEAD AVENUE**

**WISBECH, PE13 2SL**

**THE PROPERTY:**

SPACIOUS FOUR/FIVE BEDROOM DETACHED HOUSE  
SITUATED ON A LARGE PLOT IN ONE OF THE MOST SOUGHT  
AFTER RESIDENTIAL AREAS OF THE TOWN \*SEPARATE  
DINING ROOM \*20' LOUNGE \*STUDY \*UTILITY \*TWO  
BATH/SHOWER ROOMS(1 EN-SUITE) \*FITTED KITCHEN WITH  
BUILT-IN OVEN & HOB \*GAS CENTRAL HEATING \*DOUBLE  
GLAZING \*236 SQ FT GARAGE/WORKSHOP PLUS EXTENSIVE  
MULTI VEHICLE OFF ROAD PARKING \*GENEROUS AND  
ATTRACTIVE REAR GARDEN \*VIEW QUICKLY TO AVOID  
DISAPPOINTMENT!

**THE PRICE:**

**£350,000 FREEHOLD EPC BAND D REF. 8350**

**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. 8350 33 WESTMEAD AVENUE, WISBECH**

**COUNCIL TAX: BAND E FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right on to the A1101 dual carriageway Downham Market Road. Follow the road to the first set of traffic lights and proceed straight across. Follow the road to the second set of traffic lights and proceed straight across. Then turn first left into Westmead Avenue.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE:** Portico with lantern.

**SPACIOUS ENTRANCE HALL:** With stair way off.

**LOUNGE:** 20' (max) x 12'8" (max) With feature exposed brick fireplace/t.v./display shelving, feature exposed brick arch to:-

**DINING ROOM:** 13'4" (max) x 13'10" (max) With double glazed patio doors to rear garden.

**KITCHEN/BREAKFAST ROOM:**

15'11" (max) x 12'3" (max) With range of wall cupboards, preparation surfaces with drawers and cupboards under, part tiled walls, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap and cupboard under, built-in electric hob, electric hob hood, built-in electric double oven, corner display shelving.

**STUDY/GROUND FLOOR BEDROOM 5:**

9'5" (max) x 8'7" (max)

**GROUND FLOOR CLOAKROOM/W.C.:**

With low level w.c., hand wash basin with mixer tap and cupboard under, tiled walls.

**UTILITY:**

12'9" (max) x 9'1" (max) With inset two bowl sink unit with mixer tap and cupboards under, space/plumbing for dishwasher, part tiled walls, wall cupboard, work top with drawers and cupboards under, space/plumbing for automatic washing machine, space/plumbing for tumble drier, GlowWorm gas fired wall mounted C/H boiler, walk in cupboard.

**FIRST FLOOR:**

**GALLERIED LANDING:** With built-in airing cupboard housing hot water cylinder and immersion heater, access to loft with light.

**SPACIOUS FAMILY BATHROOM/W.C./SHOWER ROOM:**

With inset hand wash basin with mixer tap and cupboard under, low level w.c., corner bath with mixer tap, tiled walls, Quadrant shower cubicle with chrome shower valve and spray, heated towel rail, built-in double store cupboard.

**BEDROOM NO 1:**

18' (max) x 10'5" (max) With built-in double wardrobe/cupboard, range of fitted units including wardrobes, blanket cupboards, dressing unit and chest of drawers.

**EN SUITE BATHROOM/SHOWER ROOM/W.C.:**

With panelled bath with mixer tap and shower attachment, inset hand wash basin with mixer tap and cupboard under, low level w.c., towel rail, medicine cabinet with illuminated mirror.

**BEDROOM NO 2:**

12'9" (max) x 12'6" (max)

**BEDROOM NO 3:**

13'11" (max) x 12'5" (max) With range of fitted units including wardrobe/cupboards, blanket cupboards, bedside tables and dressing unit.



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**BEDROOM NO 4:** 13' (max) x 8'7" (max)

**OUTSIDE:**

**COLD WATER TAP** (located in the garage): **OUTSIDE LIGHTS:**  
**SECTIONAL STORE: TIMBER STORE SHED:**

**DOUBLE GARAGE/WORKSHOP:**

15'9" (max) x 15'4" (max) With up and over door, power and lighting, joist storage.

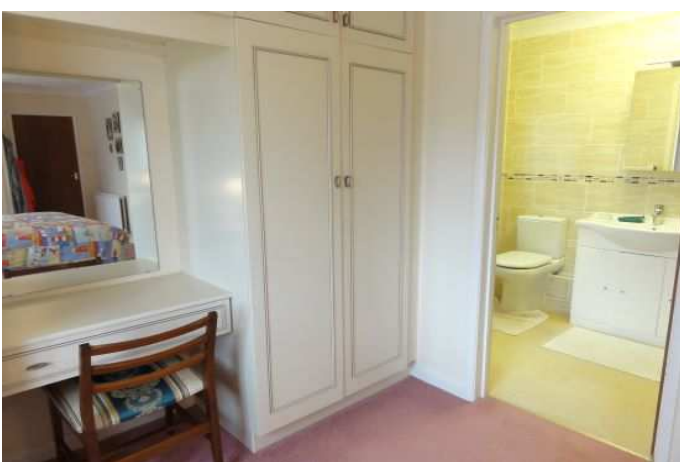
**GARDENS:**

To front, down to shingle with multi vehicle off road parking space, with paved patio area, shrubs, conifers. Timber double gates to side open on to the attractive generous enclosed rear gardens which are laid to lawn with numerous trees, shrubs, additional shingle off road parking and an extensive paved patio.





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