

**ROBERT
HALE
HOMES FOR
SALE**

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

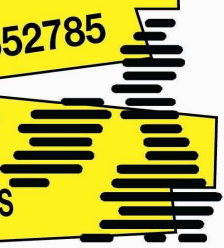
7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**16 APELDOORN WALK
WISBECH, PE13 3HP**

THE PROPERTY:

BEAUTIFULLY PRESENTED, VERY DECEPTIVE, FOUR
BEDROOMED DETACHED HOUSE IN A CUL-DE-SAC LOCATION
* FITTED KITCHEN WITH BUILT IN OVEN, HOB, FRIDGE
FREEZER & DISHWASHER * USEFUL UTILITY * SEPARATE
DINING ROOM * 15FT MASTER BEDROOM WITH SPACIOUS EN-
SUITE SHOWER/W.C. * ATTRACTIVE LOW MAINTENANCE
REAR GARDENS * DOUBLE GARAGE PLUS MULTI VEHICLE
OFF ROAD PARKING * GAS CENTRAL HEATING & DOUBLE
GLAZING * MUST BE VIEWED TO BE APPRECIATED!

THE PRICE:

OIEO £250,000

FREEHOLD EPC BAND C

REF. 8354

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. 8354 16 APELDOORN WALK, WISBECH, PE13 3HP

COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signal West Walton & Walsoken . Follow the road for about 0.7 mile then turn left at the traffic lights. Then turn immediately left into Waterlees Road, second left into Prins Avenue, then first left into Apeldoorn Walk.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With stairway leading off, security alarm programmer, central heating thermostat.

LOUNGE: 21'8" (max) x 12' (max) With feature fire surround with crushed marble hearth & fitted electric 'flame effect' fire, double glazed French doors to rear garden.

DINING ROOM: 11'9" (max) x 9'11" (max)

FITTED KITCHEN: 11'9" (max) x 10'9" (max) With built in dishwasher, built in fridge, built in freezer, range of wall cupboards, corner display shelving, part tiled walls, preparation surfaces with drawers & cupboards under, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, Glow Worm gas fired wall mounted central heating boiler, central heating programmer, built in electric induction hob, built in electric double oven, larder cupboard.

GROUND FLOOR CLOAKROOM/W.C.:

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

UTILITY: With worktop with space/plumbing under for automatic washing machine & space/vent for tumble drier, part tiled walls, double wall cupboard.

FIRST FLOOR:

LANDING: With access via folding ladder to part boarded loft with light point, built in airing cupboard housing hot water cylinder with immersion heater.

BATHROOM/W.C./SHOWER ROOM:

With low level w.c., inset hand wash basin with cupboards under, panelled bath with mixer tap & shower attachment, tiled walls, extractor fan, light/shaver point.

BEDROOM NO 1: 15' (max) x 11'11" (max) With fitted double wardrobe/cupboard.

EN SUITE SHOWER ROOM/W.C.:

With tiled & screened shower cubicle with thermostatic shower, tiled walls, inset hand wash basin with drawers & cupboards under, low level w.c., medicine cabinet, extractor fan, light/shaver point.

BEDROOM NO 2: 12' (max) x 11'11" (max) With built in wardrobe/cupboard with light point, fitted double wardrobe with part mirrored doors.

BEDROOM NO 3: 9'3" (max) x 8'9" (max)

BEDROOM NO 4: 9'8" (max) x 8'10" (max)

OUTSIDE: COLD WATER TAP: OUTSIDE LIGHT:

GARAGE: 17'5" (max) x 17' (max) With electronically operated remote controlled roller door, joist storage, power & lighting.

GARDENS: Paved ramp to front, leads to the front entrance door. Pathway to side leads from front to rear. Part shared block paved driveway leads to timber double gates which open on to the low maintenance enclosed rear garden which is down to a block paved multi vehicle off road parking area, lawn, paved patio & shingle area.

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Ground Floor



First Floor

