

**ROBERT
HALE
HOMES FOR
SALE**

6, Wheel Centre, Broad St.,
March, Cambs. PE15 8TX

MARCH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**HOLLY HOUSE,
GULL ROAD, GUYHIRN,
PE13 4ER.**

THE PROPERTY

AN ABSOLUTELY STUNNING, BEAUTIFULLY PRESENTED, VERY DECEPTIVE FOUR BEDROOMED SEMI-DETACHED HOUSE, BUILT OVERLOOKING OPEN FIELDS ONLY A FEW YEARS AGO IN THIS HIGHLY SOUGHT AFTER VILLAGE OF GUYHIRN WITH EASY TO THE MAIN ROAD NETWORKS IN EVERY DIRECTION!! * SUPERB 16FT FITTED KITCHEN WITH BUILT-IN OVEN AND HOB ETC. * MASTER BEDROOM WITH EN-SUITE SHOWER/W.C. * USEFUL UTILITY * MULTI-VEHICLE OFF ROAD PARKING * LOVELY ENCLOSED GARDENS TO REAR * OIL CENTRAL HEATING * DOUBLE GLAZING * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

PRICE

£360,000 FREEHOLD

EPC BAND C

COUNCIL TAX

BAND C FENLAND DISTRICT COUNCIL

REF. NO. M4849

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.



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HOLLY HOUSE, GULL ROAD, GUYHIRN

HOW TO GET THERE

From our March office proceed along Dartford Road. Follow the road all the way to the March bypass, northern roundabout. Proceed straight across taking the exit signed Peterborough. Follow the main road all the way to the A47 Guyhirn roundabout. Take the first exit signed Peterborough, then turn almost immediately first right, signed Guyhirn. Proceed to the "T" junction and turn left into Gull Road. The property is shortly on the left hand side, next door but one to the distinctive "pink" house.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE HALL

With stairway off.

LOUNGE

18'2"(max) x 13'3"(max)

FITTED KITCHEN/DINER

16'9"(max) x 14'(max) With double glazed French doors to rear garden, walk-in store cupboard, "island" preparation surface/breakfast bar with cupboards under, preparation surfaces with drawers and cupboards under, built-in electric hob, electric hob hood, built-in electric oven, range of wall cupboards, inset 1 ½ bowl single drainer sink unit with mixer tap and cupboards under.

GROUND FLOOR CLOAKROOM/W.C.

With oil fired wall mounted central heating boiler, pedestal washbasin with mixer tap, low level w.c., extractor fan.

UTILITY

6'10"(max) x 5'7"(max) With work top with stainless steel circular sink unit with mixer tap and cupboards under, space/plumbing for automatic washing machine, extractor fan.

FIRST FLOOR

LANDING

With walk-in airing cupboard housing hot water cylinder with immersion heater and central heating programmer. Access via foldaway ladder to part boarded loft with light point.

BATHROOM/W.C.

With low level w.c., pedestal washbasin with mixer tap and tiled splashback, heated towel rail, panelled bath with mixer tap and shower attachment, illuminated wall cupboard with mirror doors, extractor fan.

BEDROOM NO. 1

18'1"(max) x 13'3"(max) 'L' shaped.

EN-SUITE SHOWER ROOM/W.C.

With low level w.c., pedestal washbasin with mixer tap and tiled splashback, tiled and screened shower cubicle with thermostatic shower, illuminated medicine cabinet with mirror doors, extractor fan, heated towel rail.

BEDROOM NO. 2

10'10"(max) x 10'5"(max) With Walk-in wardrobe/cupboard with light.

BEDROOM NO. 3

11'10"(max) x 9'10"(max) With walk-in wardrobe/cupboard with light.

BEDROOM NO.4

11'10"(max) x 9'9"(max) 'L' shaped.

OUTSIDE

COLD WATER TAP. OUTSIDE LIGHT. EXTERNAL POWER POINT.

TIMBER ENCLOSURE – For Oil Storage Tank and Refuse Bins.

GARAGE

17'10"(max) x 9'10"(max) With up and over door, power and lighting, personal door.

GARDENS

Good gardens to front, with lovely views over open fields and down to extensive multi-vehicle block paved off road parking space. Paved pathway to side leads along the side of the house to a timber gate which opens onto the attractive enclosed split level rear garden, which is laid to lawn with two paved patios.

N.B. The property has the benefit of photovoltaic solar panels within the ownership of the property.

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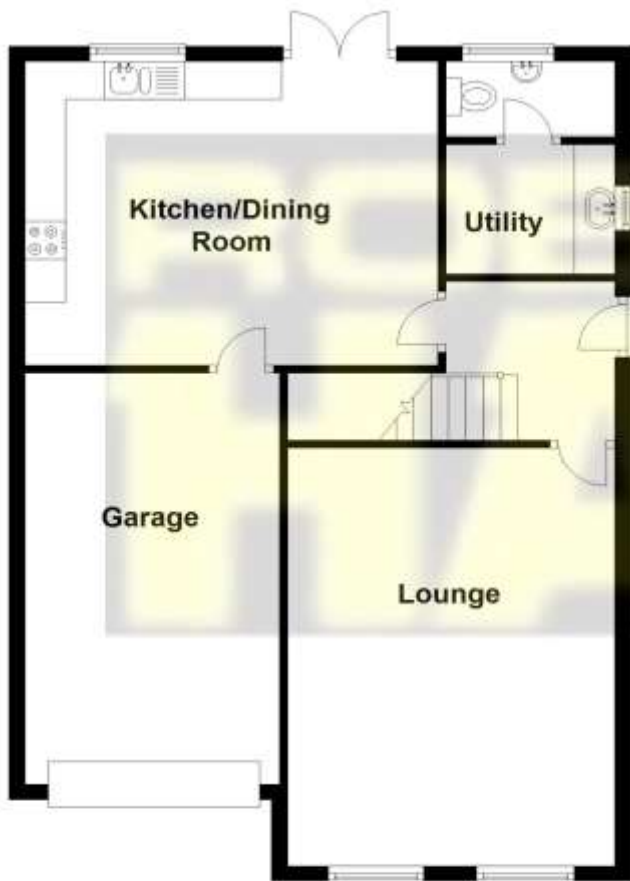


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Ground Floor



First Floor

