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7 DAYS

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**CHESTNUT HOUSE
GULL ROAD, GUYHIRN
PE13 4ER**

THE PROPERTY

A VERY DECEPTIVE, SPACIOUS FOUR BEDROOMED DETACHED FAMILY HOUSE...PLUS... PLUS...PLUS 700 SQ FT ONE BEDROOMED DETACHED ANNEXE!! * UNDER TWO YEARS OLD (COMPLETED IN 2024) * LOVELY 18 FT FITTED KITCHEN * TWO/BATH SHOWERS ROOMS (ONE EN-SUITE) * MULTI-VEHICLE OFF ROAD PARKING * ENCLOSED LOW MAINTENANCE REAR GARDEN * HIGHLY SOUGHT AFTER VILLAGE LOCATION WITH ITS OWN SCHOOL AND PUB AND WITH EASY ACCESS TO MARCH AND PETERBOROUGH * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * NO UPWARD CHAIN * VIEWING ESSENTIAL!

PRICE *Reduced to* **£340,000.**
~~**O.I.E.O. £360,000**~~ **FREEHOLD** **EPC BAND B** **REF. NO. M4867**

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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CHESTNUT HOUSE, GULL ROAD, GUYHIRN

COUNCIL TAX

BAND D FENLAND DISTRICT COUNCIL

HOW TO GET THERE

From the Fountain near 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, the first new house.

THE ACCOMMODATION:

(Dimensions given are approximate only)

ENTRANCE HALL

with laminate floor, stairway off.

LOUNGE

16' 2" (max) x 14' 2" (max) with laminate floor.

FITTED KITCHEN/DINER

18' (max) x 17' (max) "L" shaped with laminate floor, "Island" breakfast bar with cupboards under, built in dishwasher, range of wall cupboards, inset stainless steel single drainer sink unit with mixer tap and cupboards under, built in electric hob, built in electric oven, electric hob hood, bi-folding doors to rear garden.

GROUND FLOOR CLOAKROOM/W.C. with laminate floor, heated towel rail, hand washbasin with mixer tap, low level w.c., extractor fan.

UTILITY

7' 7" (max) x 5' 9" (max) with laminate floor, GRANT oil fired central heating boiler, worktop with drawers under and cupboard over, space for tumble drier.

FIRST FLOOR

LANDING

with built in airing cupboard housing hot water cylinder with immersion heater, stairway off to second floor.

BATHROOM/SHOWER ROOM W.C. with shower bath with screen and thermostatic shower, low level w.c, hand washbasin with mixer tap and cupboards under, heated towel rail, extractor fan, tiled floor.

BEDROOM NO. 2

10' (max) x 10' 5" (max).

BEDROOM NO. 3

10' (max) x 9' 6" (max).

BEDROOM NO. 4

9' 5 (max) x 7' 3" (max).

SECOND FLOOR

MASTER BEDROOM NO. 1

17' 9" (max) x 21' 6" (max) 'L' shaped, with sloping ceiling, velux window, central heating thermostat.

EN-SUITE SHOWER ROOM/W.C.

with low level w.c., hand washbasin with mixer tap and cupboard under, tiled floor, tiled and screened shower cubicle with twin head thermostatic shower, velux window, extractor fan.

OUTSIDE

OIL STORAGE TANK

OUTSIDE LIGHTS

GARDENS

gardens to front with multi-vehicle off road parking, paved pathway to front entrance door. Timber gate to side opens on to the enclosed rear garden which has paved steps leading down to a paved patio area and astroturf garden.

DETACHED ONE BEDROOMED SELF CONTAINED ANNEXE 19' (max) x 9' 5" (max) with a small **KITCHEN AREA** with preparation surfaces, inset circular stainless steel sink with mixer tap and cupboards under, spiral staircase leading to:

BEDROOM NO. 1

19' (max) x 9' 5" (max) with sloping ceiling, velux window, laminate floor, fitted cupboards.

SHOWER ROOM/W.C.

with low level w.c., hand washbasin, shower cubicle with Triton electric shower, laminate floor, tiled walls, heated towel rail, extractor fan.

N.B. The vendor informs us that the front garden of the property will be block paved.

REF. NO. M867

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REF. NO. M4867

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