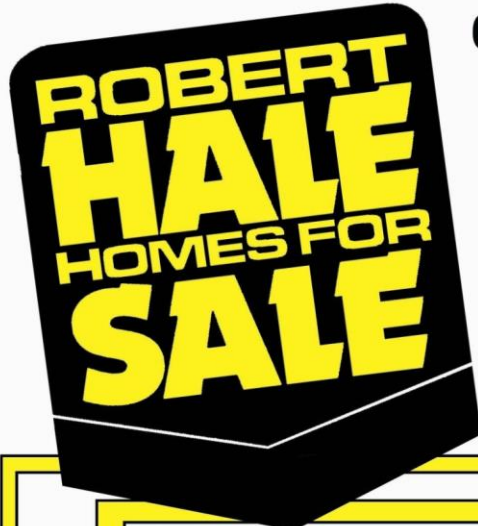




6, Wheel Centre, Broad St.,
March, Cambs. PE15 8TX
MARCH

01354 652785

E-mail:
march@robert-hale-homes.co.uk

Website:
www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**4 THE ORCHARDS
NEW ROAD
WELNEY, PE14 9RA**

THE PROPERTY

BEAUTIFULLY PRESENTED, SPACIOUS TWO BEDROOMED DETACHED BUNGALOW, SITUATED ON A GENEROUS PLOT IN THIS HIGHLY SOUGHT AFTER NORFOLK VILLAGE OF WELNEY * 17FT FITTED KITCHEN/BREAKFAST ROOM * LOVELY 17FT CONSERVATORY/DINING ROOM WITH INSULATED ROOF * GENEROUS GARDENS TO FRONT AND REAR * GARAGE PLUS EXTENSIVE MULTI-VEHICLE OFF ROAD PARKING AND SPACE FOR A CARAVAN OR MOTORHOME! * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEWING HIGHLY RECOMMENDED!

PRICE *Reduced to* **£275,000**
~~£279,995~~ FREEHOLD EPC BAND D REF. NO. M4897

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. NO. M4897	4 THE ORCHARDS, NEW ROAD, WELNEY
COUNCIL TAX	BAND C KINGS LYNN & WEST NORFOLK COUNCIL
HOW TO GET THERE	From our March office proceed along Broad Street. Follow the road all the way to the traffic lights and turn left into St. Peters Road. Follow the road for 4 miles to a ‘T’ junction by the river. Turn left and follow the road for about 1.7 miles. Turn right into Padgetts Road. Follow the road for 4.1 miles and the property is on the left hand side.
THE ACCOMMODATION	(Dimensions given are approximate only).
SMALL ENTRANCE HALL	
LOUNGE	13’ 11” x 15’ (max) with feature fireplace.
FITTED KITCHEN/BREAKFAST ROOM	17’ 3” (max) x 13’ 9” (max) with preparations surfaces with drawers and cupboards under, inset stainless steel single drainer sink unit with mixer tap and cupboards under, space/plumbing for automatic washing machine, built in electric oven, HRM Wallstar oil fired central heating boiler, range of wall units, island breakfast bar with cupboards under, space for fridge/freezer, double cupboard, tiled floor, archway leads to:
BRICK & UPVC CONSERVATORY	17’ (max) x 11’ 2” (max) with laminate floor, feature radiator, French doors to the rear garden.
INNER HALL	with access to part boarded loft, central heating thermostat and programmer.
BATHROOM/W.C./SHOWER ROOM	with shower bath with mixer tap and electric shower over, with folding screen, hand washbasin with mixer taps with tiled splash back and cupboard under, low level w.c., heated towel rail, tiled floor, built in airing cupboard housing hot water cylinder with immersion heater, extractor fan.
BEDROOM NO. 1	11’ 10” (max) x 10’ 2” (max).
BEDROOM NO. 2	8’ 7” (max) x 11’ (max).
OUTSIDE	OIL TANK SUMMER HOUSE OUTSIDE LIGHTS TIMBER STORE SHED COLD WATER TAP
LINKED BRICK GARAGE	17’ 1” x 8’ 6” (max) with up and over door, power and lighting.
GARDENS	to front, down to an extensive concrete multi-vehicle off road parking area and part laid to lawn with trees and shrubs etc. Timber gate to each side leads to the attractive enclosed rear garden which is laid to lawn with various trees, shrubs, borders and a paved patio area.



REF. NO. M4897

4 THE ORCHARDS, NEW ROAD, WELNEY



REF. NO. M4897

4 THE ORCHARDS, NEW ROAD, WELNEY



