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March, Cambs. PE15 8TX

**MARCH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**OLD OAK HOUSE  
GULL ROAD, GUYHIRN  
PE13 4ER**

**THE PROPERTY**

BRAND NEW, FOUR BEDROOMED, THREE STOREY DETACHED HOUSE \* THE PROPERTY HAS BEEN FINISHED TO A VERY HIGH STANDARD WITH FITTED KITCHEN WITH OVEN, HOB AND DISHWASHER \* OIL FIRED CENTRAL HEATING \* DOUBLE GLAZING \* REAR GARDEN \* OFF ROAD PARKING SPACES \* NO UPWARD CHAIN \* VIEWING ABSOLUTELY ESSENTIAL!

**PRICE**

**£299,999**

**FREEHOLD**

**EPC BAND TBA**

**COUNCIL TAX**

**BAND TBA**

**FENLAND DISTRICT COUNCIL**

**REF. NO. M4637**

**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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**OLD OAK HOUSE, GULL ROAD, GUYHIRN**

**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 central heating thermostat.

**LOUNGE**

16' 2" (max) x 14' 2" (max) with ceiling height feature fire surround, 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**

9' 9" (max) x 7' 2" (max) with laminate floor, double wall cupboard, inset stainless steel single drainer sink unit with mixer tap and cupboard under, Firebird oil fired central heating boiler, walk in cupboard, space/plumbing for automatic washing machine.

**FIRST FLOOR**

**LANDING**

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

**BATHROOM/W.C.**

with part tiled walls, panelled bath with mixer tap and shower overhead with chrome shower valve and spray, low level w.c., pedestal washbasin with mixer tap, extractor fan.

**BEDROOM NO. 2**

10' 8" (max) x 10' 5" (max).

**BEDROOM NO. 3**

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

**BEDROOM NO. 4**

9' 5 (max) x 7' 4"(max).

**SECOND FLOOR**

**PRINCIPAL BEDROOM NO. 1**

21' 10" (max) x 17' 7" (max) 'L' shaped, (with sloping ceiling), Juliet balcony.

**EN-SUITE SHOWER ROOM/W.C.**

with heated towel rail, low level w.c., pedestal washbasin with mixer tap, Quadrant shower cubicle with chrome shower valve and spray, extractor fan.

**OUTSIDE**

**OIL STORAGE TANK**

**GARDENS**

to front, down to slate chippings, multi vehicle off road parking space. "L" shaped gardens to rear down to astroturf plus a paved patio.

**N.B.**

View in the extra photos is taken from the front boundary 29/07/20.

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