



**Church Drove, Outwell, WISBECH, PE14 8RH**



**welcome to**

## **Church Drove, Outwell, WISBECH**

Set on a generous, private plot in the popular village of Outwell, this 3 bedroom detached home is perfect for families! Offering spacious living areas, modern kitchen & generous bedrooms, alongside a large enclosed garden & high levels of off-road parking – all just steps from the local school.



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Stairs leading to the first floor landing with under-stairs storage cupboard. Double-glazed window to the front.

**Cloakroom**

Fitted with WC & wash hand basin. Electric radiator. Double-glazed window to the side.

**Lounge**

13' 7" x 12' 2" ( 4.14m x 3.71m )

Two electric radiators. Fireplace with coal burner. Double-glazed sliding patio doors to the rear leading to the rear garden.

**Kitchen**

10' 3" x 9' 5" ( 3.12m x 2.87m )

This fitted kitchen includes both wall & base units with work surfaces over, a sink & drainer unit, a built-in electric oven & electric hob with cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine & tumble dryer. Under-stairs storage cupboard. Double-glazed door to the side. Double-glazed windows to the front & side.

**Dining Room**

10' 4" x 9' ( 3.15m x 2.74m )

Electric radiator. Double-glazed French doors to the rear leading to the rear garden.

**First Floor Landing**

Stairs from the entrance hall. Loft access. Two double-glazed windows to the front.

**Bedroom One**

11' x 13' 9" ( 3.35m x 4.19m )

Double-glazed window to the rear. Radiator.

**Bedroom Two**

12' 5" x 10' 5" ( 3.78m x 3.17m )

Double-glazed window to the rear. Built-in wardrobe.

**Bedroom Three**

8' x 7' 1" ( 2.44m x 2.16m )

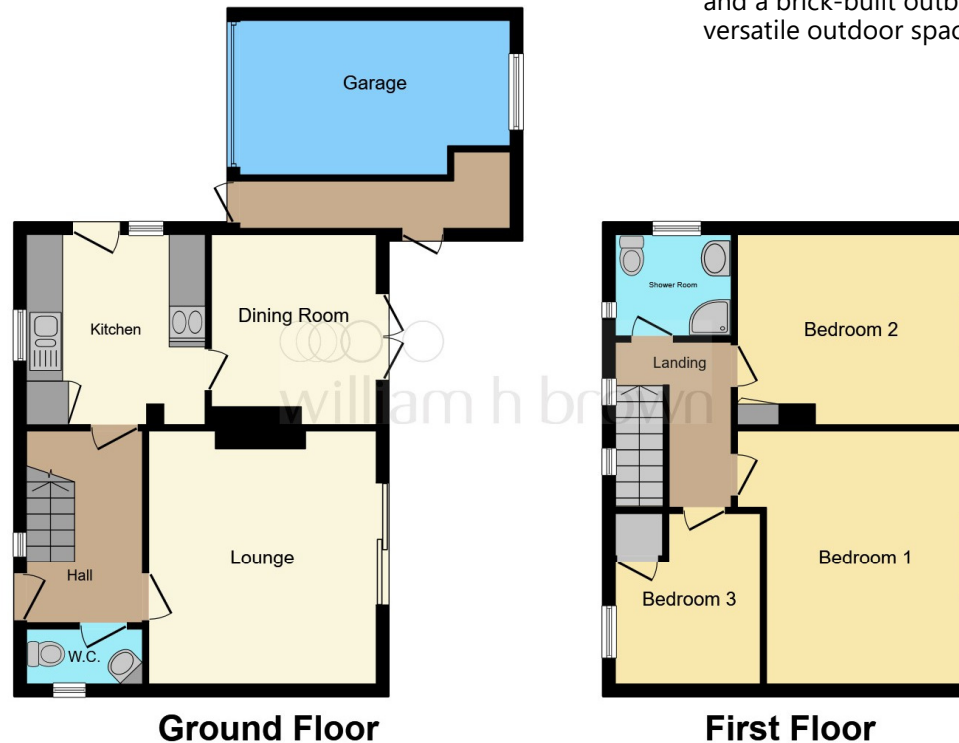
Double-glazed window to the front. Built-in wardrobe.

**Bathroom**

Fitted with WC, wash hand basin & shower cubicle. Electric radiator. Double-glazed windows to the front & side.

**Outside**

Outside, the property enjoys a gated entrance with a generous hardstanding driveway providing parking for up to four vehicles and leading to the garage. The frontage offers a high level of privacy thanks to mature hedging and a lawned garden. To the rear, the expansive garden is fully enclosed and mainly laid to lawn, complemented by a brickweave patio, garden pond, large enclosed dog run, garden shed and a brick-built outbuilding — making this a truly versatile outdoor space for families to enjoy.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Church Drove, Outwell WISBECH

- 3 bedroom detached house
- Lounge + dining room
- Modern kitchen
- Large rear garden
- Generous driveway

Tenure: Freehold EPC Rating: F  
Council Tax Band: C

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DHM112588 - 0004

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