



**Ashfield House, School Road, St. Johns Fen End, Wisbech PE14 7SJ**





**welcome to**

## **Ashfield House, School Road, St. Johns Fen End, Wisbech**

Located in St Johns Fen End which is midway between Kings Lynn and Wisbech is this impressive four bedroom detached Victorian family home which comes with a large workshop/show room and office block. Viewing highly recommended to appreciate all this property has to offer.

### **Entrance Door To:-**

#### **Entrance Hall**

Tiled floor, radiator, stairs to first floor

#### **Lounge**

17' 4" x 13' 3" ( 5.28m x 4.04m )

Open fireplace with inset multi-fuel burner, radiator, wood effect laminate floor, sash window, opening to:-

#### **Breakfast Room**

17' 2" x 11' 6" ( 5.23m x 3.51m )

Two double glazed windows, tiled floor, fireplace with inset multi-fuel burner, radiator

#### **Kitchen**

12' 5" x 9' 4" ( 3.78m x 2.84m )

Range of bespoke base and wall units, roll edge work top, inset twin Butler sinks with mixer tap over, space for Range cooker, extractor over, integrated dish washer, twin integrated fridges, double glazed window, tiled floor, radiator, larder cupboard

#### **Dining Room**

16' 4" into recess x 13' 2" ( 4.98m into recess x 4.01m )

Double glazed sash window, radiator, feature fireplace with inset coal affect fire, two recess cupboards with shelving

#### **Family Room**

20' 5" max x 11' 7" max ( 6.22m max x 3.53m max )

Radiator, tiled floor, fireplace with inset multi-fuel burner, double doors to:-

#### **Conservatory**

21' x 9' 11" ( 6.40m x 3.02m )

Double glazed door to rear, tiled floor, two radiators

#### **Rear Lobby**

Double glazed window, door to rear, tiled floor and door to:-

#### **Inner Hallway**

Ceramic tiled floor, radiator

#### **Bathroom**

8' 8" x 6' 9" ( 2.64m x 2.06m )

Walk-in shower, low level WC, wash hand basin, ceramic tiled floor, double glazed window

#### **Utility/Laundry Room**

11' 2" x 10' 8" ( 3.40m x 3.25m )

With base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for washing machine and tumble dryer, space for cooker and fridge, ceramic tiled floor, double glazed door to rear

#### **First Floor Landing**

Double glazed window, loft access, radiator, airing/storage cupboard

#### **Bedroom One**

17' 3" x 12' 11" ( 5.26m x 3.94m )

Double glazed sash window, radiator

#### **Bedroom Two**

11' 8" x 12' 10" ( 3.56m x 3.91m )

Double glazed window, radiator





### **Bedroom Three**

15' 4" max x 12' 10" max ( 4.67m max x 3.91m max )  
Two double glazed sash windows, radiator, walk-in dressing room, door to:-

### **En Suite**

Shower cubicle, low level WC, wash hand basin in vanity unit, bidet, radiator, double glazed window

### **Bedroom Four**

9' 10" x 6' 7" ( 3.00m x 2.01m )  
Double glazed window, radiator

### **Bathroom**

9' 5" x 4' 11" ( 2.87m x 1.50m )  
Ball and claw bath with shower mixer tap over, low level WC, wash hand basin, radiator, double glazed window, ceramic tiled floor and walls

### **Outside**

To the front is a lawned area with mature flowers and shrubs, gravel driveway to the side gives off road parking and leads to the rear garden which has a large paved patio, the remainder of the garden is laid to lawn with established shrubs and plants. There is a large workshop/show room and office block. This could also be converted into a second dwelling subject to the correct planning permission.



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welcome to

## Ashfield House, School Road, St. Johns Fen End, Wisbech

- Detached Victorian Family Home
- Four Bedrooms
- Four Reception Rooms
- Three Bathrooms
- Conservatory

Tenure: Freehold EPC Rating: Awaiting

offers over

**£450,000**



Ground Floor



First Floor



Outbuilding



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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Property Ref:  
KLN118015 - 0004

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