



Kiln Drive, Tydd St. Mary Wisbech PE13 5RA

welcome to

Kiln Drive, Tydd St. Mary Wisbech

EXTENDED FOUR BEDROOM DETACHED FAMILY HOME, popular location within WALKING DISTANCE OF LOCAL PRIMARY SCHOOL. Lounge, kitchen & dining room. Additional reception room used as downstairs bedroom. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Ample parking, DOUBLE GARAGE & enclosed rear garden



Entrance Hall

having stairs to first floor and wood effect tiled flooring.

Lounge

19' 1" x 11' 9" (5.82m x 3.58m)
having feature fireplace with electric fire, double doors to Garden/Dining Room.

Garden/Dining Room

11' 11" x 17' (3.63m x 5.18m)
having french doors to garden, wood effect tiled floor.

Kitchen

9' 9" x 22' 7" (2.97m x 6.88m)
having range of units at wall and base level, one and half bowl sink, integrated electric range with 5 ring induction hob and extractor. Space for washing machine, tumble drier and fridge freezer. wall mounted gas boiler, wood effect tiled floor and door to garden.

Study

8' 11" x 11' 4" (2.72m x 3.45m)
currently being used as a downstairs bedroom.

Cloakroom

5' 1" x 3' 1" (1.55m x 0.94m)
having low level WC, pedestal wash hand basin, extractor and tiled floor.

Landing

having loft access, built-in airing cupboard with hot water tank.

Bedroom 1

12' 11" x 11' 9" (3.94m x 3.58m)

Ensuite

6' 1" x 7' 8" (1.85m x 2.34m)
having shower cubicle with dual head thermostat shower, low level WC and pedestal wash hand basin. Extractor and heated towel rail.

Bedroom 2

8' 10" x 11' 3" (2.69m x 3.43m)

Bedroom 3

9' 10" x 7' 4" (3.00m x 2.24m)

Bedroom 4

9' 2" Max x 10' 10" Max (2.79m Max x 3.30m Max)
having built-in wardrobe.

Bathroom

6' 1" x 7' 8" (1.85m x 2.34m)
having bath with shower over, low level WC and pedestal wash hand basin. Extractor, heated towel rail and shaving point.

Double Garage (not Measured)

having two up and over doors, power and light.

Outside

the property sits back behind a driveway offering off road parking. The rear garden is enclosed by fencing, laid to lawn and had a low maintenance area laid to pebbles.



view this property online williamhbbrown.co.uk/Property/LST103956



welcome to

Kiln Drive, Tydd St. Mary Wisbech

- EXTENDED FOUR BEDROOM DETACHED FAMILY ROOM
- THREE RECEPTION ROOMS
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING, DOUBLE GARAGE PLUS FRONT & REAR GARDENS
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL

Tenure: Freehold EPC Rating: C

£399,950



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST103956



Property Ref:
LST103956 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk