



Cobble House, Gull Road, Guyhirn PE13 4ER

welcome to

Cobble House, Gull Road, Guyhirn

**** DO NOT MISS OUT ! ** FIVE Bedroom Detached House - Two En Suites - South Facing Garden on Generous Plot**

DOUBLE Garage with room above & Multi Vehicle Parking ** Viewing Recommended **



Porch

Brick built with canopy and light.

Entrance Hall

Laminate floor. Radiator. Stairs leading off.

W. C

Window to side. Low level wc. Tiled floor. Heated towel rail. Wash hand basin.

Lounge

21' 5" x 13' 7" (6.53m x 4.14m)

Bay window to front. Window to side. TV point. Telephone point. Laminate flooring. Wood burner with wood mantel, brick surround and tiled hearth.

Dining Room

16' 1" x 12' 11" (4.90m x 3.94m)

Window to rear. Radiator. Laminate flooring.

Family Room

14' 6" x 12' 11" (4.42m x 3.94m)

Window to rear. Radiator. Laminate flooring.

Office

11' 7" x 11' 4" (3.53m x 3.45m)

Window to front. Radiator. TV point.

Kitchen / Breakfast Room

22' 9" into recess x 17' 5" (6.93m into recess x 5.31m)

Windows to rear and side. Patio doors to side. Tiled flooring. Range of wall and base units. Electric RangeMaster oven with grill and cooker hood above. Single drainer sink with mixer taps. Two radiators. Kitchen island with integrated wine cooler and storage. Integrated dishwasher.

Utility Room

14' 3" x 5' 8" (4.34m x 1.73m)

Tiled floor. Single drainer sink with mixer taps. Space for appliances. Boiler.

Stairs To First Floor Landing

Spacious landing with dormer window to front.

Radiator. Telephone point. Airing cupboard housing hot water tank.

Bedroom One

14' 11" x 13' 7" (4.55m x 4.14m)

Dormer window to side. Window to front. Laminate floor. TV point. Radiator.

Walk in wardrobe (13ft 8ins x 6ft3ins) Laminate floor. Radiator. Spotlights.

En Suite

Skylight window. Tiled floor. Double shower cubicle with mixer taps. Heated towel rail. Low level wc. Shaver point. Extractor fan. Wash hand basin.

Bedroom Two

14' 7" x 11' 5" (4.45m x 3.48m)

Three skylights windows. Laminate floor. Loft access. Radiator. (sloped ceilings)

En Suite

Window to side. Low level wc. Pedestal wash hand basin. Tiled floor. Shower cubicle. Shaver point.

Bedroom Three

12' 11" x 10' 5" (3.94m x 3.17m)

Skylight window. Window to side. Laminate floor. Wardrobes. (sloped ceilings)

Bedroom Four

15' x 11' 4" (4.57m x 3.45m)

Two skylight windows to rear. Window to side. Radiator. Laminate floor.

Bedroom Five

11' 8" x 8' 11" (3.56m x 2.72m)

Window to front. Radiator. Laminate floor (sloped ceiling)

Bathroom

Window to side. Tiled floor. Low level wc. Heated towel rail. Ceramic free standing bath with mixer taps. Vanity wash hand basin. Shaver point. Extractor fan.

Outside

To the front of the property you will find private gates into drive for off road parking and leading to double garage. Oil tank.

Rear garden has side access. Patio area. Mainly laid to grass with trees bordering. Canopy seating area. Outside lighting. Outside tap. Chicken coop to rear.

Double Garage

26' 4" x 22' 11" (8.03m x 6.99m)

Double up and over door shutter doors. Power and lighting.

Lobby to rear (11ft 7ins x 6ft 9ins) Stair to upper floor.

Upstairs Room (21ft 8ins x 14ft 3ins) Window to front. Three skylights to side. Power and lighting.



view this property online williamhbrown.co.uk/Property/MCH113150



welcome to

Cobble House Gull Road, Guyhirn

- FIVE Bedroom Detached House
- En Suites to Bedrooms 1 & 2
- DOUBLE GARAGE & Multi Vehicle Off Road Parking
- Generous Plot with Private Gates
- Room Above Garage
- 22ft x 17ft Kitchen
- Viewing Recommended
- Council Tax Band: E

Tenure: Freehold EPC Rating: C

offers in excess of

£630,000



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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MCH113150



Property Ref:
MCH113150 - 0004

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



01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk