



**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.



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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

Tenure: Freehold EPC Rating: C

offers in excess of

**£600,000**



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



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Property Ref:  
MCH113150 - 0005

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