



Fairfields, Gull Road, Guyhirn WISBECH PE13 4ER

welcome to

Fairfields, Gull Road, Guyhirn

FOUR Bedroom Detached House PLUS ADDITIONAL ONE BEDROOM DETACHED ANNEXE, sitting on 1/3 Acre Plot (sts) and located in the Village of Guyhirn. Four DOUBLE bedrooms. Underfloor Heating to Ground Floor. En Suites to Bedrooms One & Two. Dressing Room to Master. Tandem Garage. Car Port/Off Road Parking



Entrance Porch

to

Entrance Hall

Tiled floor. Stairs leading off.

Lobby

5' 4" x 2' 9" (1.63m x 0.84m)

Door to hall. Door to W.C .Underfloor heating controls.

W. C

Tiled floor. Low level wc. Vanity wash hand basin. Extractor fan.

Lounge

19' 2" x 13' 11" (5.84m x 4.24m)

Two windows to front. Tiled floor. Underfloor heating. Log burner with wood mantel and tiled hearth. TV and telephone points.

Kitchen

22' 10" x 13' 3" (6.96m x 4.04m)

Window to side. Single drainer sink with mixer taps. Electric hob with cooker hood and chest height double oven. Tiled floor. Range of wall and base units with quartz worktops and upstands. Integrated dishwasher. Up and over storage unit for free standing American style fridge/freezer.

Utility Room

13' 3" x 5' 4" (4.04m x 1.63m)

Tiled floor. Base units with worktops. Single drainer sink with mixer taps. Extractor fan. Pantry cupboard. Personal door to Garage.

Dining Room / Family Room

22' 6" x 11' 10" (6.86m x 3.61m)

Ceiling lantern window. Two windows to side. Bi-folding doors to rear garden. Tiled floor. TV point. Telephone point.

Garage

22' 10" x 12' 1" (6.96m x 3.68m)

Personal door to Utility. Electric roller shutter door. Wall mounted boiler. Double door to garden. Power and lighting.

Stairs To First Floor Landing

Oak staircase with glass balustrade. Window to side. Radiator. Loft access (significant conversion potential).

Bedroom One

15' 7" x 12' 9" (4.75m x 3.89m)

Window to front. Radiator. Telephone point. TV aerial.

Dressing Room Area

12' 9" x 4' 6" (3.89m x 1.37m)

Three integral wardrobes with sliding doors. Window to rear. Radiator.

En Suite

Window to rear. Vinyl flooring. Low level wc. Vanity wash basin. Extractor fan. Shower cubicle with rainfall shower head. Heated towel rail.

Bedroom Two

14' 1" x 13' 3" (4.29m x 4.04m)

Window to rear. Radiator. TV point.

En Suite

Vinyl flooring. Vanity wash hand basin. Low level wc. Heated towel rail. Shower cubicle with rainfall shower head.

Bedroom Three

14' x 10' 8" (4.27m x 3.25m)

Window to front. Radiator. TV / telephone point.

Bedroom Four

14' x 8' 1" (4.27m x 2.46m)

Window to front. Radiator. TV and telephone point.

Bathroom

Window to side. Four piece suite. Vinyl flooring. Part tiled walls. Low level wc. Radiator. Heated towel rail. Extractor fan. Panelled bath with mixer taps. Double shower cubicle with rainfall shower head.

Outside

Front garden houses wood store and car port area. Block paving under carport for off road parking. Stone for additional parking.

Rear garden is enclosed with paths to Annex and features patio seating area along with access to rear of garage. Outside tap. Side access. Decked seating area. Hot tub and pergola.

Annex

23' 4" x 14' 5" (7.11m x 4.39m)

Located at the rear of the garden.

Two windows to front. French doors to front. Two windows to side. Window to rear. Wall mounted air conditioning unit. Open plan living/sleeping space.

Kitchenette

Single drainer sink and mixer taps, hot water tank.

Bathroom

Low level wc. Pedestal wash hand basin. Vinyl flooring. Electric double shower cubicle. Extractor fan.

Garden

Wraps around Annex and houses shed and is mainly laid to grass.

Septic tank for drainage system of the annex. Main property drains to main sewer.



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welcome to

Fairfields, Gull Road, Guyhirn

- Detached Four DOUBLE Bedroom House
- Additional One Bedroom Detached Annex
- Four Piece Family Bathroom
- Family Room with Bi-folding Door to Garden
- En Suites to Bedrooms 1 & 2
- Underfloor Heating to Ground Floor / Air Source Heating
- Tandem Garage
- Alarm/ Camera Systems

Tenure: Freehold EPC Rating: B

offers in excess of

£525,000



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:
MCH113195 - 0005

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