



**Snowdrop Way, Wimblington PE15 0WT**

*welcome to*

**Snowdrop Way, Wimblington**

Larger than it looks ! Four DOUBLE Bedrooms - Two En Suites - Village Location - 24ft Kitchen/ Breakfast Room

DOUBLE GARAGE & Multi Vehicle Off Road Parking \*\* Viewing Recommended \*\*



### **Entrance Door**

to

### **Hall**

Solid engineered wooden flooring. Radiator. Understairs storage. Stairs leading off.

### **Ground Floor Cloakroom**

Tiled floor. Part tiled walls. Extractor fan. Low level wc. Pedestal wash hand basin with mixer taps. Heated towel rail.

### **Study**

14' 6" x 10' 11" ( 4.42m x 3.33m )

Windows to front and side. Two radiators. Solid engineered oak flooring.

### **Lounge**

19' 1" x 14' 7" ( 5.82m x 4.45m )

Two windows to side. Radiator. TV / telephone points. Patio doors to rear garden. Solid engineered wooden flooring.

### **Kitchen / Breakfast Room**

24' 6" x 10' 3" ( 7.47m x 3.12m )

Windows to front and side. Patio door to rear. Two radiators. Tiled flooring. Tiled splashbacks. Wall and base units. Gas hob, electric oven and cooker hood above. Integral dishwasher. Single drainer sink with mixer taps and 1 1/4 bowl.

### **Utility**

5' 10" x 5' 10" ( 1.78m x 1.78m )

Window to rear. Tiled flooring. Radiator. Single drainer sink mixer taps. Tiled splashbacks. Extractor fan. Washing machine.

### **Stairs To First Floor Landing**

Loft access. Airing cupboard housing hot water tank. Radiator. Storage cupboard with rail and shelving.

### **Bedroom One**

13' 1" x 12' 10" plus recess ( 3.99m x 3.91m plus recess )

Window to rear, double aspect windows to side and back. Radiator. TV point. Double fitted wardrobes.

### **En Suite**

Window to side. Tiled flooring. Low level wc. Pedestal wash hand basin with mixer taps. Double shower cubicle with mixer taps. Shaver point. Radiator.

### **Bedroom Two**

16' 10" x 10' 6" ( 5.13m x 3.20m )

Windows to side and front. Radiator. TV point.

### **En Suite**

Pedestal wash hand basin. Double shower cubicle. Low level wc. Tiled flooring. Part tiled walls. Shaver point. Heated towel rail. Extractor fan.

### **Bedroom Three**

11' 8" x 9' 9" ( 3.56m x 2.97m )

Window to rear. Radiator.

### **Bedroom Four**

12' 6" x 10' 6" ( 3.81m x 3.20m )

Window to front. Radiator.

### **Bathroom**

Window to rear. Tiled floor. Part tiled walls. Heated towel rail. Panelled bath with mixer taps. Low level wc. Pedestal wash hand basin with mixer taps. Shaver point. Extractor fan.

### **Outside**

Front garden is laid to grass with slabbed path areas. Drive to rear to garage and parking.

Rear garden is enclosed with gated access to the garage and parking. Timber gazebo with seating area. Mostly laid to grass with patio / path areas. Side access.

### **Double Garage**

23' 8" x 21' 9" ( 7.21m x 6.63m )

Double up and over doors. Power and lighting. Boarded space above.

Parking space each side of the garage for off road parking.



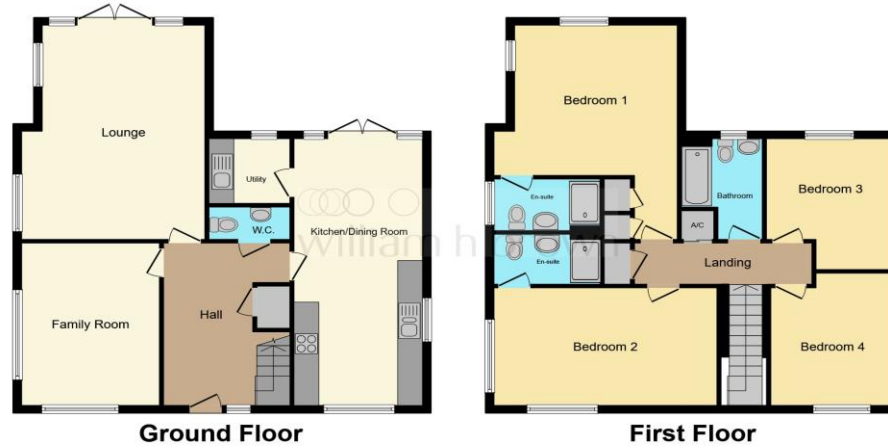
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welcome to  
**Snowdrop Way, Wimblington**

- Detached House
- Four DOUBLE Bedrooms
- En Suites to Bedrooms 1 & 2
- DOUBLE Garage & Multi Vehicle Off Road Parking
- 24ft Kitchen / Breakfast Room
- Popular Village of Wimblington

Tenure: Freehold  
 EPC Rating: B



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

**£450,000**



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