



Coney Walk, Wimblington PE15 0RH

welcome to

Coney Walk, Wimblington

* NO ONWARD CHAIN * Modern FIVE Bedroom Detached Family Home - 22ft Lounge/ Diner - En Suite to Master Bedroom - Family Room / Office
Garage & Off Road Parking - Enclosed Rear Garden - Solar Panels - Battery Storage - EV Charging Point - Peaceful Village Location



Entrance Door

to

Hall

LVT flooring. Radiator. Stairs leading up.

W.C.

Window to side. Low level wc. Vanity wash hand basin. LVT flooring.

Lounge/ Diner

22' 7" x 13' 3" (6.88m x 4.04m)

Window to front. Window to side. Patio doors. Two radiators. Multi fuel burner with brick base.

Family Room / Office

13' 6" x 8' 4" max (4.11m x 2.54m max)

(5ft 5ins min) LVT flooring. Patio doors to rear. Radiator.

Kitchen

10' 3" x 10' 1" (3.12m x 3.07m)

Window to rear. Base cupboards and wall units. LVT flooring. Chest height oven and microwave. Integrated fridge freezer. Integrated dishwasher. Tiled splashbacks. Induction hob and extractor hood. Single bowl sink with mixer taps.

Stairs To First Floor Landing

Loft access (which is boarded)

Bedroom One

11' 3" x 8' 9" (3.43m x 2.67m)

(14ft 8ins into Dormer) Dormer window to front. Fitted wardrobes and storage into eaves.

En Suite

Window to side. Walk in shower cubicle with mixer taps and rainfall head. Low level wc. Wash hand basin. Radiator. Shaver point. Tiled floor. Tiled walls. Extractor fan.

Bedroom Two

11' 2" x 10' 4" plus recess (3.40m x 3.15m plus recess)

Window to side. Window to front. Fitted wardrobes. LVT flooring. Radiator. TV point.

Bedroom Three

11' 8" x 9' 4" (3.56m x 2.84m)

Window to side. Loft access (which is boarded). Radiator. Storage cupboard. Airing cupboard housing hot water tank. LVT flooring.

Bedroom Four

9' 5" x 7' 4" (2.87m x 2.24m)

Window to front. Radiator. LVT flooring.

Bedroom Five

8' 7" x 8' 5" (2.62m x 2.57m)

Skylight to rear. Radiator. LVT flooring.

Bathroom

Window to rear. Ceramic bath with mixer taps. LVT flooring. Wash hand basin with mixer taps. Low level wc. Part tiled walls. Tiled floor. Heated towel rail.

Outside

Front garden is block paved for off road parking. Grass with mature shrubs and bushes.

Rear garden has block paved patio areas. Mainly laid to grass with raised beds bordering. Outside tap. Gated access to front.

Garage

17' 1" x 9' 1" (5.21m x 2.77m)

Up and over door to front. Power and lighting. Personal door to side / Family Room. Utility space at rear of garage.



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Coney Walk, Wimblington

- Five Bedroom Detached Family Home
- Solar Panels, EV Charging Point & Battery Storage
- En Suite to Master Bedroom
- Garage & Off Road Parking
- NO ONWARD CHAIN
- 22ft Lounge/ Diner Plus Family Room / Office
- Viewing Recommended

Tenure: Freehold
EPC Rating: Awaiting
Council Tax Band: D



offers in excess of
£375,000

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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postcode not the actual property

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Property Ref:
MCH114320 - 0003

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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](https://www.williamhbrown.co.uk)