



Rockcliffe Gardens, Wisbech, PE13 2TD

welcome to

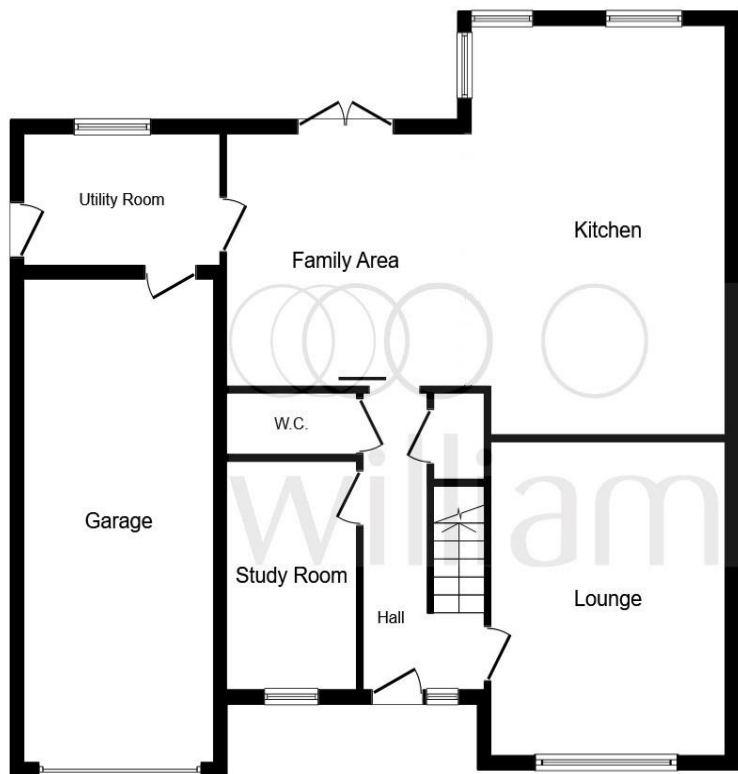
Rockcliffe Gardens

Set back from the main road in a secluded corner position, this stunning family sized home is situated on a development of 11 contemporary homes where the entrance is keypad controlled with each house having its own intercom giving security and privacy. Designed for modern living, this beautiful home has a large open plan kitchen/family room with a stunning fitted kitchen with integrated appliances, a useful and practical utility room, lounge, office/snug and ground floor cloakroom.

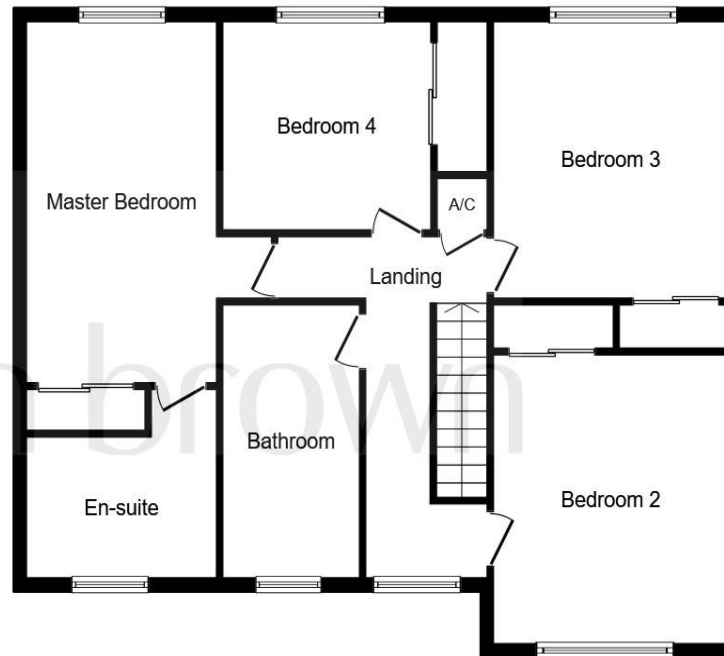


On the first floor there is a lovely family bathroom finished to a high standard and there are four well proportioned bedrooms, each having built in wardrobes and the master has a luxury en-suite bathroom as well! Outside, the frontage has been block paved giving lots of maintenance free off road parking, the rear garden has been mainly laid to lawn and has a paved area to accommodate your garden furniture, BBQ etc. The house has been finished to a high standard throughout, has uPVC windows, underfloor heating on the ground floor and radiators on the first floor. An internal viewing of this home is an absolute must!

Agents Note - It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



Ground Floor



First Floor

Lounge

15' 2" x 11' 11" (4.62m x 3.63m)

Office/Snug

10' 6" x 6' 7" (3.20m x 2.01m)

Kitchen/Family Room

26' 2" max x 19' 6" narrowing to 11' 4"
(7.98m max x 5.94m narrowing to 3.45m)

Utility Room

10' 3" x 6' 3" (3.12m x 1.91m)

Bedroom 1

17' 1" x 10' 3" (5.21m x 3.12m)

En-Suite Shower Room

10' 4" x 7' (3.15m x 2.13m)

Bedroom 2

14' x 12' 1" (4.27m x 3.68m)

Bedroom 3

13' 5" x 12' 1" (4.09m x 3.68m)

Bedroom 4

11' 4" x 9' 8" (3.45m x 2.95m)

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).
Plan produced for William H Brown. Powered by www.focalagent.com

welcome to

Rockcliffe Gardens

- Detached family sized home
- Gated development with intercom entry system
- Beautiful presentation throughout
- Underfloor heating
- Garage and lots of parking

Tenure: Freehold EPC Rating: B

£450,000

directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the first set of traffic lights and continue along. Take the next turning right into Elm Road and follow the road round to the left. Continue along where Rockcliffe Gardens will be found on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WSB122216 - 0003

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.



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