



**Gull Road, Guyhirn Wisbech PE13 4ER**

# Welcome to The Addington (plot 1) Gull Road, Guyhirn Wisbech

- BRAND NEW HOME
- 5/6 Bedrooms
- Kitchen / Diner / Family Room with Bi-Fold Doors
- Double Garage
- 3 Storey

Tenure: Freehold  
FPC Rating: Exempt

## £750,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Description:

LOOKING FOR A LUXURIOUS, EXECUTIVE HOME? Take a look at this stunning family home that is currently in the process of being built by an independent builder.

The property offers 5/6 bedrooms over 3 floors, offers a double garage, a generous kitchen / diner / family room with bi-fold doors leading out to the rear garden, a formal lounge to the front plus a large study, utility room and ground floor cloakroom.

To the 1st floor are 4 double bedrooms with 2 bedrooms offering an ensuite shower room and the master bedroom also benefiting from a walk in dressing room. To the 2nd floor is a 5th bedroom and a games room and shower room which could be used as a guest suite or annex for a teenager or family member?

Outside will be a generous, enclosed garden and a driveway to the front providing off road parking for multiple cars and leads to the double garage.

This stunning home will come with a 10 year building warranty and will benefit from air source heating with underfloor heating to the ground floor and high quality fixtures and fittings.

Please get in touch to find out more!

\*\* Disclaimer: This property is currently under construction and the photo depict a completed version. Please speak to a sales representative for more information. \*\*

### Entrance Hall

### Lounge

16' 2" x 13' 1" ( 4.93m x 3.99m )

### Study

14' 3" x 13' 1" ( 4.34m x 3.99m )

### Kitchen / Dining / Family Room

37' 4" x 17' 9" ( 11.38m x 5.41m )

### Utility Room

18' 5" x 9' 2" ( 5.61m x 2.79m )

### Cloakroom

### 1st Floor Landing

### Master Bedroom

15' 8" x 12' 6" ( 4.78m x 3.81m )

### Dressing Room

9' x 6' 7" ( 2.74m x 2.01m )

### Ensuite

9' 6" x 9' 2" ( 2.90m x 2.79m )

### Bedroom 2

12' 7" x 12' 5" ( 3.84m x 3.78m )

### Dressing Room

9' 2" x 6' 7" ( 2.79m x 2.01m )

### Ensuite

9' 2" x 5' 11" ( 2.79m x 1.80m )

### Bedroom 3

### Bedroom 4

13' 1" x 12' 5" ( 3.99m x 3.78m )

### Family Bathroom

### 2nd Floor Landing

### Bedroom 5

20' 6" x 13' 1" ( 6.25m x 3.99m )

### Games Room / Bedroom 6

20' 6" x 13' 1" ( 6.25m x 3.99m )

### Shower Room

10' 9" x 8' 9" ( 3.28m x 2.67m )

### Front & Rear Gardens

### Double Garage

17' 10" x 17' 10" ( 5.44m x 5.44m )

**view this property online** [williamhbrown.co.uk/Property/WSB125371](http://williamhbrown.co.uk/Property/WSB125371)



### Property Ref:

WSB125371 - 0004

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