



Outwell Road, Elm Wisbech PE14 0DU

Welcome to

Outwell Road, Elm Wisbech

DETACHED HOME, LOOKING FOR A NEW FAMILY! Offering for sale this spacious, detached house located on the outskirts of the popular village of Elm. This lovely home offers plenty of space from a 27 ft, dual aspect lounge, a 24 ft conservatory overlooking the rear garden, a fitted kitchen with adjoining dining area that is great for entertaining, a small utility room plus a ground floor cloakroom. Moving upstairs there is a family bathroom that includes a corner bath plus a vanity wash hand basin and wc plus 4 double bedrooms, 2 of which benefit further from ensuite facilities. Outside the property is a generous driveway, providing parking for multiple cars and an enclosed rear garden that has lockable vehicular gates, leading to the detached double garage, a timber shed plus a further pedestrian gate providing access to the front. This lovely home offers double glazing throughout, gas central heating, an alarm system plus outdoor lighting and NO FORWARD CHAIN. To fully appreciate all that is on offer, an early viewing is highly recommended! Contact us TODAY!





Ground Floor



First Floor

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.

Entrance Hall

Cloakroom

Lounge

12' 11" x 27' 2" Max (3.94m x 8.28m Max)

Dining Area

9' 10" x 12' 11" (3.00m x 3.94m)

Kitchen

9' 8" x 12' 3" (2.95m x 3.73m)

Utility Room

Conservatory

24' 5" x 13' 7" Max (7.44m x 4.14m Max)

1st Floor Landing

Bedroom 1

10' 5" x 12' 4" Max (3.17m x 3.76m Max)

Ensuite

3' 6" x 10' 5" (1.07m x 3.17m)

Bedroom 2

11' 4" x 13' 5" Max (3.45m x 4.09m Max)

Ensuite

Bedroom 3

13' 5" x 11' 8" Max (4.09m x 3.56m Max)

Bedroom 4

9' 11" Max x 10' 3" (3.02m Max x 3.12m)

Family Bathroom

7' 4" x 6' 11" (2.24m x 2.11m)

Front & Rear Gardens

Double Garage

16' 9" x 17' (5.11m x 5.18m)

Welcome to

Outwell Road, Elm Wisbech

- NO FORWARD CHAIN
- 2 Ensuites
- 27 ft Lounge
- 24 ft Conservatory
- Detached Double Garage
- Secure Rear Parking Plus Driveway

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000

Directions to this property:

At Freedom Bridge Roundabout, take the 3rd exit onto Churchill Rd/A1101, Continue to follow A1101, At the roundabout, continue straight onto Elm High Rd, Continue onto A1101 and the destination will be on the left hand side. Look for our board!



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125463



Property Ref:
WSB125463 - 0008

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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