



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

## Welcome to

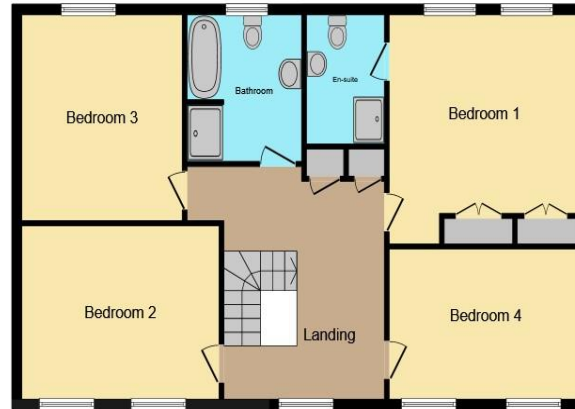
### Gull Road, Guyhirn Wisbech

YOU WILL LOVE this stunning & spacious modern property that was completed in 2017 and is situated fantastically within easy reach of the A47 giving access to Peterborough, March, Wisbech & Kings Lynn. The property benefits from having air source heating, multiple off road parking, a double garage with remote controlled electric doors and a good sized rear garden. The well laid out accommodation includes a 25 ft triple aspect lounge that has a woodburner and bi-fold doors. This room is open plan to the equally impressive kitchen/diner that has a tall fridge/freezer, dishwasher, built-in double oven, ceramic hob, extractor and large breakfast island that has seating for 3 people. There is plenty of space for a large dining room table where you can sit back and enjoy the beautiful outlook of your garden through the double patio doors. A useful utility room, office/fifth bedroom and a wc with wash basin completes the ground floor accommodation. Upstairs there is a first floor landing area, family bathroom & 4 double bedrooms. There are built in wardrobes and an en-suite to the master bedroom. Call today to arrange your viewing for this stunning property.

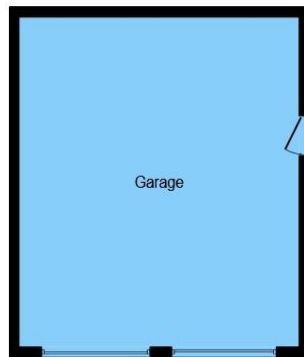




**Ground Floor**



**First Floor**



**Garage**

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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**

**Kitchen / Diner**

26' 5" x 14' 3" ( 8.05m x 4.34m )

**Utility Room**

7' 4" x 5' 5" ( 2.24m x 1.65m )

**Lounge**

25' 8" x 13' 6" ( 7.82m x 4.11m )

**Office**

13' 9" x 10' 10" ( 4.19m x 3.30m )

**Ground Floor Wc**

**First Floor Landing**

**Bedroom 1**

15' 4" x 13' 6" ( 4.67m x 4.11m )

**Ensuite**

8' 5" x 6' 7" ( 2.57m x 2.01m )

**Bedroom 2**

13' 6" x 11' 5" ( 4.11m x 3.48m )

**Bedroom 3**

13' 9" x 11' 8" ( 4.19m x 3.56m )

**Bedroom 4**

13' 5" x 10' 1" ( 4.09m x 3.07m )

**Family Bathroom**

9' 8" x 8' 8" ( 2.95m x 2.64m )

**Front & Rear Gardens**

**Double Garage**

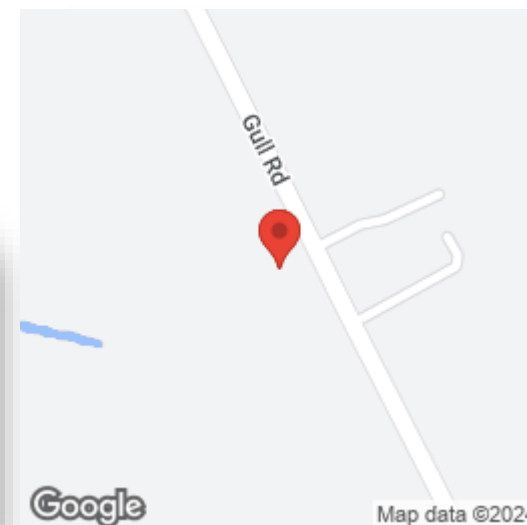
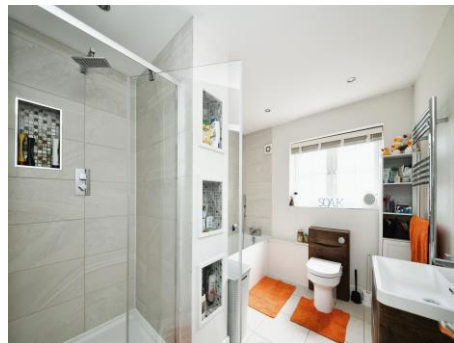
## Welcome to

### Gull Road, Guyhirn Wisbech

- Stunning Modern Family Home Completed in 2017
- 4 Double Bedrooms with Ensuite to Master
- 25 FT Lounge with Wood Burner & Bi-Fold Doors
- Impressive Fitted Kitchen
- Ample Off Road Parking & Double Garage

Tenure: Freehold EPC Rating: C

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125730](https://www.williamhbrown.co.uk/Property/WSB125730)



Property Ref:  
WSB125730 - 0002

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.

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.

  
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