









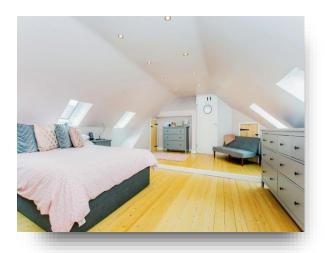
Welcome to

Elmfield Drive, Elm Wisbech

THIS ONE NEEDS TO BE VIEWED! Situated in a quiet cul de sac location, this established detached chalet has been extended and completely refurbished by the current owners and would make a fantastic family home! With four double bedrooms (two of which are on the ground floor) with an en-suite to the master, the hub of the home is an impressive 22' kitchen/dining room which has been refitted. The property also benefits from a refitted four-piece family bathroom, multi-vehicle off-road parking and a 24' garage. Finished to a high standard throughout, viewing is definitely recommended!



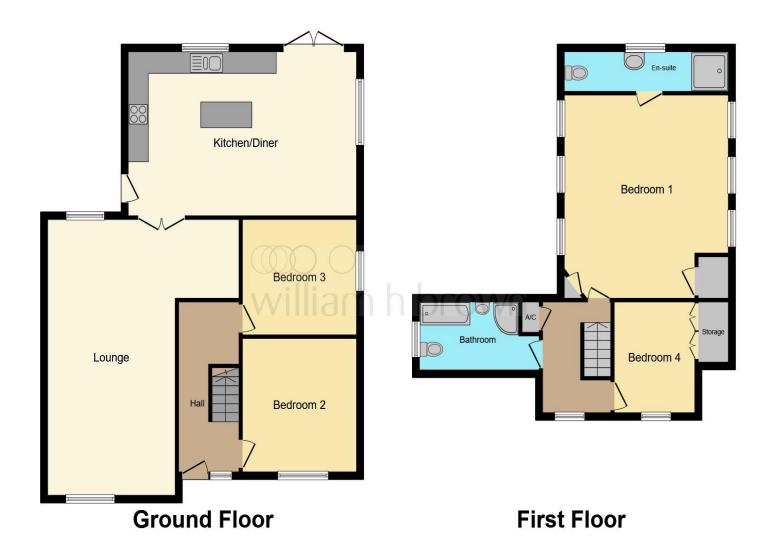












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Lounge

25' 1" x 12' 11" plus recess (7.65m x 3.94m plus recess)

Kitchen/Dining Room

14' 10" x 22' 3" (4.52m x 6.78m)

Bedroom Two

12' 5" x 11' 2" (3.78m x 3.40m)

Bedroom Three

10' 8" x 11' 2" (3.25m x 3.40m)

Family Bathroom

5' 10" x 12' 11" maximum (1.78m x 3.94m maximum)

First Floor Landing

Master Bedroom

18' 9" x 14' 7" maximum (5.71m x 4.45m maximum)

En-Suite Shower Room

3' 6" x 14' 7" (1.07m x 4.45m)

Bedroom Four

13' 1" x 8' 2" excluding wardrobes (3.99m x 2.49m excluding wardrobes)

Garage

24' 3" x 12' 2" (7.39m x 3.71m)

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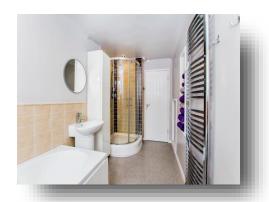
- Established detached chalet
- Four double bedrooms with en-suite to master
- Extended and refurbished throughout
- Quiet cul de sac location
- Finished to a high standard throughout

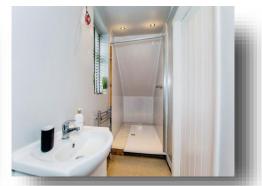
Tenure: Freehold EPC Rating: D

Directions to this property:

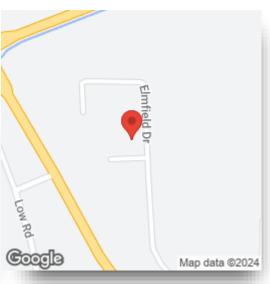
From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and continue straight on. At the roundabout proceed straight over and head out of Wisbech. Follow the road round to the left and then turn immediately left into Elmfield Drive where the property is on the left hand side.

£385,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WSB126307 - 0004 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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