



Peartree Way, Elm Wisbech PE14 0BS

Welcome to

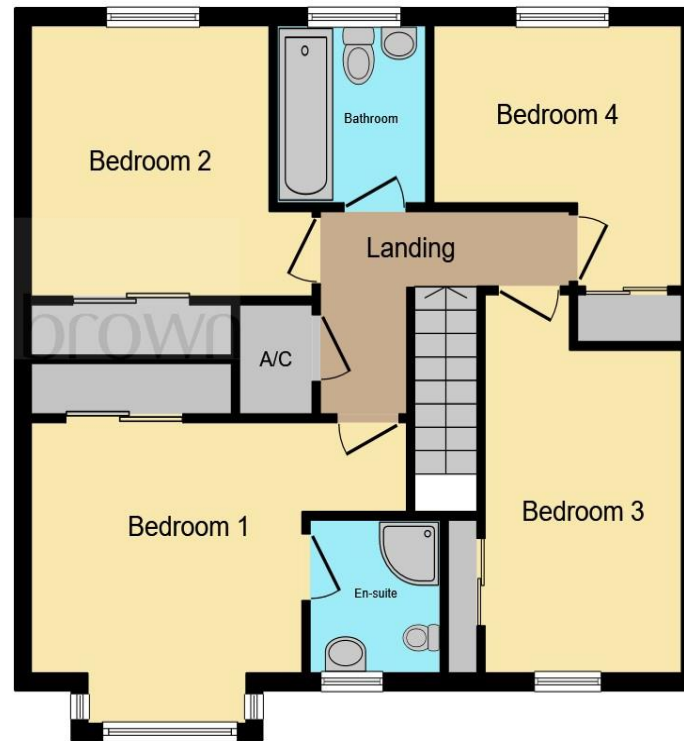
Peartree Way, Elm Wisbech

A LOVELY HOUSE IN A LOVELY VILLAGE! Situated in a private cul-de-sac location within the highly regarded village of Elm, this modern detached house would make an ideal family home and is located close to all local amenities! Downstairs, there are two reception rooms and a modern fitted kitchen as well as a conservatory, a useful utility room and that ever-popular downstairs cloakroom. To the first floor, there are four good sized bedrooms all with fitted wardrobes and the master also benefits from an en-suite shower room and the family bathroom has been refitted. Outside, a driveway to the front provides off-road parking and access to the single garage and to the rear is a fully enclosed garden.





Ground Floor



First Floor

Entrance Hall
Downstairs Cloakroom

5' 10" x 2' 10" (1.78m x 0.86m)

Lounge

13' 9" excluding bay x 11' 4" (4.19m excluding bay x 3.45m)

Dining Room

11' 1" x 10' (3.38m x 3.05m)

Conservatory

8' 9" x 9' 3" (2.67m x 2.82m)

Kitchen

10' 11" x 10' 10" (3.33m x 3.30m)

Utility Room

7' 11" x 5' 8" (2.41m x 1.73m)

First Floor Landing

Master Bedroom

9' 9" excluding wardrobes x 11' 3" plus door recess (2.97m excluding wardrobes x 3.43m plus door recess)

En-Suite

5' 11" x 5' 3" (1.80m x 1.60m)

Bedroom Two

10' 9" excluding wardrobes x 9' 3" (3.28m excluding wardrobes x 2.82m)

Bedroom Three

12' 11" plus door recess x 8' 7" excluding wardrobes (3.94m plus door recess x 2.62m excluding wardrobes)

Bedroom Four

10' 1" excluding wardrobes x 10' 9" maximum (3.07m excluding wardrobes x 3.28m maximum)

Family Bathroom

6' 11" x 6' 10" (2.11m x 2.08m)

Garage

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.

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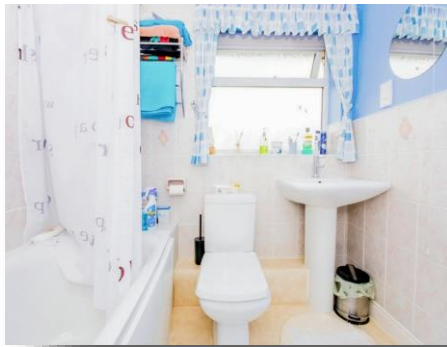
Peartree Way, Elm Wisbech

- Situated in a private cul-de-sac
- Two reception rooms
- Off-road parking and access to the single garage
- Fully enclosed garden
- Village Location

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



view this property online williamhbrown.co.uk/Property/WSB123420



Property Ref:
WSB123420 - 0014

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