



**Kirtons Close, Walpole St. Andrew, Wisbech, PE14 7LG**



**welcome to**

**Kirtons Close, Walpole St. Andrew, Wisbech**

Located in Walpole St Andrew is this extremely spacious, FIVE BEDROOM link detached house. Consisting of lounge, dining room, kitchen/diner, utility, downstairs WC, en-suite, dressing room & bathroom. Viewing highly recommended to appreciate all this property has to offer!



### **Entrance Hall**

Double glazed front door with side panel window. Wood effect flooring. Radiator. Stairs to first floor landing.

### **Kitchen/ Diner**

12' 11" x 12' 3" ( 3.94m x 3.73m )

Range of wall and basin units with worktops over. One and a half bowl sink with drainer and mixer tap. In-built electric oven with hob and extractor fan above. Integrated fridge and dishwasher. Space for under counter fridge. Pantry cupboard. Part tiled walls. Tiled floor. Radiator. Double glazed window.

### **Lounge**

17' 4" x 12' 8" ( 5.28m x 3.86m )

Double glazed window. Two radiators. Feature fireplace. Television point. Wood effect flooring. Double glazed patio doors to rear.

### **Dining Room**

19' 6" x 12' 8" ( 5.94m x 3.86m )

Double glazed patio doors and window to rear. Wood effect flooring. Television point. Radiator.

### **Utility Room**

12' 7" x 9' 8" ( 3.84m x 2.95m )

Fitted with base units with worktops. One and a half bowl sink with drainer and mixer tap. Space for freestanding fridge/ freezer. Space and plumbing for washing machine and tumble dryer. Extractor fan. Double glazed window to the front and door to the side. Access to:

### **Cloakroom**

Low level WC. Wash hand basin. Radiator. Double glazed window.

### **First Floor Landing**

Double glazed window. Airing cupboard. Radiator. Loft access.

### **Bedroom One**

15' 5" max x 12' 8" max ( 4.70m max x 3.86m max )

Restricted head height.

Double glazed window. Radiator. Dressing room.

Access to:

### **En-Suite**

Double glazed window. Low level WC. Wash hand basin. Shower cubicle with rainfall shower head. Heated towel rail. Tiled walls and flooring. Extractor fan.

### **Bedroom Two**

11' 10" x 9' 10" ( 3.61m x 3.00m )

Double glazed window. Radiator. Wood effect flooring.

### **Bedroom Three**

12' 1" x 11' 10" ( 3.68m x 3.61m )

Double glazed window. Radiator. Wood effect flooring.

### **Bedroom Four (ground Floor)**

16' 10" x 8' 1" ( 5.13m x 2.46m )

Double glazed window. Radiator. Carpet flooring.

### **Bedroom Five**

9' 6" x 7' 3" ( 2.90m x 2.21m )

Double glazed window. Radiator. Carpet flooring

### **Bathroom**

Low level WC. Wash hand basin. Panel bath with mains shower over. Tiled walls and flooring. Heated towel rail. Storage cupboard. Double glazed window.

### **Outside**

The front of the property provides ample off road parking, the front garden is in three parts with enclosed paved, laid to lawn and shingled areas with shrubs and apple tree. Gate access to rear garden.

Spacious and fully enclosed south facing rear garden with part covered decked seating area, ideal for entertaining or relaxing. Laid to lawn garden with storage sheds.



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## Kirtons Close, Walpole St. Andrew, Wisbech

- Spacious Family Home
- Two Reception Rooms
- Five Bedrooms
- Downstairs Cloakroom
- Utility Room

Tenure: Freehold EPC Rating: D  
Council Tax Band: D



offers over  
**£323,000**

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](http://www.focalagent.com)



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Property Ref:  
KLN118646 - 0006

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