

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**5, BLENHEIM WAY  
WISBECH, PE13 2UH**

**THE PROPERTY: THIS IS A SHOW HOUSE! BEAUTIFULLY PRESENTED FOUR BEDROOMED DETACHED HOUSE IN A CUL DE SAC LOCATION ON THIS HIGHLY SOUGHT AFTER RESIDENTIAL AREA \* 19' LOUNGE \* 15' FITTED KITCHEN WITH BUILT IN OVEN & HOB \* SEPARATE DINING ROOM \* LOVELY CONSERVATORY \* 2 BATH/SHOWER ROOMS (1 EN SUITE) \* GAS CENTRAL HEATING \* DOUBLE GLAZING \* ATTRACTIVE ENCLOSED GARDENS TO REAR \* GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING \* MUST BE VIEWED TO BE APPRECIATED, SO VIEW QUICKLY TO AVOID DISAPPOINTMENT**

**THE PRICE: £295,000**

**FREEHOLD EPC BAND C**

**REF. 9047**

**SELLING? FREE, FREE, VALUATIONS!**

For your own peace of mind, always have an independent survey,  
and always test all systems and appliances!  
Items displayed in photographs may not necessarily be included.



**REF: 9047 5, BLENHEIM WAY, WISBECH**

**COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the road all the way to the traffic lights at the very end of the dual carriageway. Continue straight on and then turn immediately first right into Westmead Avenue. Then first right into Blenheim Way.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE PORCH:** With light:

**ENTRANCE HALL:** With LVT floor, stairway off;

**LOUNGE:** 19'3"(max) x 11'10"(max) with bay window, LVT floor, feature fire surround with crushed marble hearth and enclosing an electric flame effect fire;

**DINING ROOM:** 10'3"(max) x 9'2"(max) with LVT floor, double glazed patio doors to CONSERVATORY:

**FITTED KITCHEN:** 15'7"(max) x 9'6"(max) with LVT floor, built in gas hob, built in electric oven, electric hob hood, preparation surfaces with drawers & cupboards under, breakfast bar, range of wall cupboards, AMERICAN FRIDGE FREEZER, inset stainless steel twin bowl sink unit with mixer tap & cupboards under;

**GROUND FLOOR CLOAKROOM/W.C.:**

With LVT floor, low level w.c., inset hand wash basin with mixer tap & cupboard under:

**UPVC CONSERVATORY:** 9'9"(max) x 8'5"(max) with double glazed patio doors to rear garden;

**FIRST FLOOR:**

**LANDING:** With access via foldaway ladder to part boarded loft, built in airing cupboard with radiator;

**BATHROOM/W.C.:** With low level w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap & shower attachment, shaver point;

**BEDROOM NO 1:** 14'(max) x 10'7"(max) with built in double wardrobe with mirror doors;

**EN SUITE SHOWER ROOM/W.C.:**

With low level w.c., pedestal wash basin with mixer tap, screened double shower cubicle with thermostatic shower, medicine cabinet, floor cupboard, shaver point;

**BEDROOM NO 2:** 13'(max) x 8'8"(max) 'L' shaped with built in double wardrobe/cupboard with mirror doors;

**BEDROOM NO 3:** 10'(max) x 8'1"(max):

**BEDROOM NO 4:** 9'10"(max) 7'1"(max):

**OUTSIDE:** **OUTSIDE LIGHT: LEAN TO GARDEN STORE: SHED: COVERED PATIO BAR BQ: COLD WATER TAP: EXTERNAL POWER POINT:**

**GARAGE:** 16'(max) x 8'8"(max) with VIESSMAN gas fired wall mounted combi boiler, power & lighting, space/plumbing for automatic washing machine, personal door;

**GARDENS:** To front down to a tarmac driveway/multi vehicle off road parking space, lawn, paved pathway. Timber gate to side opens onto a pathway leading to the attractive enclosed rear garden which is down to lawn with a Picket Fence, borders, shrubs and an extensive paved patio;

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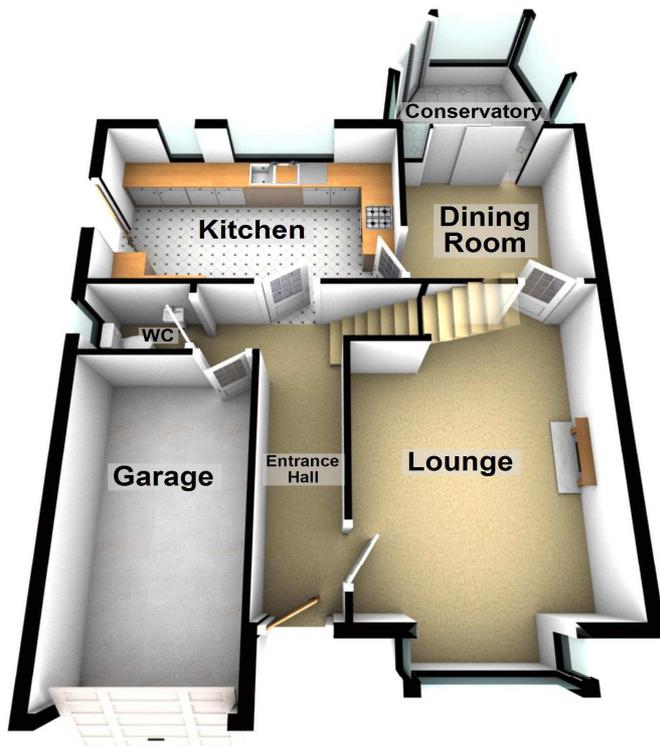
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### Ground Floor



### First Floor

