



BRADLEY JAMES

ESTATE AGENTS



**Cosy Nook High Road, Guyhirn, Wisbech, PE13 4EQ**

**Asking price £475,000**

- NO CHAIN
- FOUR DOUBLE BEDROOMS
- INTEGRATED UTILITY ROOM
- TRIPLE GARAGE/ POTENTIAL FOR ANNEX OR AIR B N B
- CLOSE TO LOCAL SCHOOL
- BEDROOM ONE DRESSING AREA, EN-SUITE AND JULIET BALCONY
- INTEGRATED KITCHEN DINER
- UNDER FLOOR HEATING
- FIELD VIEWS
- INDIVIDUAL BUILD

# Cosy Nook High Road, Wisbech PE13 4EQ

NO CHAIN and ideal ANNEX

Bradley James offers this exceptional new build nestled on High Road in Guyhirn, Wisbech.

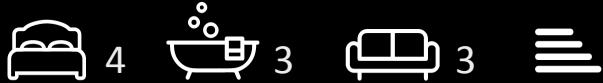
This stunning new build property offers a remarkable blend of modern living and countryside charm. Spanning an impressive 2,274 square feet, this individually built detached residence boasts four spacious double bedrooms, including a luxurious master suite complete with a dressing area, en-suite bathroom, and a delightful Juliet balcony that overlooks the picturesque fields.

The heart of the home is a high-spec open plan kitchen and dining area, which is flooded with natural light and features integrated appliances, making it perfect for both family gatherings and entertaining guests. The utility/boot room comes complete with integrated appliances and a separate cloakroom off.

The property also includes two generously sized reception rooms, providing ample space for relaxation and socialising. A grand entrance hall with built-in storage welcomes you, while underfloor heating on the ground floor ensures comfort throughout the seasons.

The well-designed layout includes a four-piece bathroom serving three of the double bedrooms, ensuring convenience for family and guests alike. Outside, the property offers an abundance of parking space for up to six vehicles, leading to a detached triple garage. The end garage has been thoughtfully converted into an entrance hall, complete with a downstairs shower room and a staircase leading to a versatile cinema or games room above, which could easily serve as a self-contained annex or an Airbnb.

The generous side garden enjoys stunning field views, providing a tranquil outdoor space for relaxation and recreation. Conveniently located near local schools and shops, this property also benefits from excellent road links to Wisbech and Peterborough, with the latter being just a 20-minute drive away, offering train connections to London's Kings Cross.



Council Tax Band: New Build



### Entrance Hall

15'8 x 11'1

Composite solid front door into the entrance hall with two obscured double glazed windows to the front, the stairs leading up to the first floor accommodation, underfloor heating, power point, skinned ceiling with inset spotlights, zonal thermostat control and bespoke under stairs storage cupboard space.

### Lounge

17'0 x 14'8

Double aspect with a UPVC double glazed window to the front and two UPVC double glazed windows to the side, power point, TV point, telephone point, underfloor heating, zonal thermostat heating control, skinned ceiling with inset spotlights and space for a log burner. A log burner can be installed by the builder.

### Family Room

15'0 x 11'5

UPVC double glazed window to the front, underfloor heating, power points, TV point, telephone point, zonal thermostat heating control and skinned ceiling with inset spotlights.

### Kitchen Diner

26'4 x 14'0

Double aspect with two UPVC double glazed windows to the rear, enjoying uninterrupted field views and bifold doors to the side leading onto your side garden and still enjoying field views. The kitchen diner has base and eye level units with quartz worksurface over there's an overhang for a breakfast bar. The kitchen diner also has a sink with mixer taps, integrated Bosch electric oven and grill, integrated Bosch convection microwave and oven, integrated Bosch warming plate, integrated Bosch dishwasher, integrated Bosch induction hob with extractor over, integrated two separate fridge freezers, underfloor heating with zonal thermostats control, power points, TV point, telephone point and skinned ceiling with inset spotlights.

### Utility Room

11'3 x 10'1

UPVC double glazed window to the rear and a composite double glazed door to the rear, base and eye level units with quartz worksurface over, sink with mixer taps over, integrated washing machine,

integrated tumble dryer, control system for the CCTV and alarm, fuse box, underfloor heating with thermostat zone control, skinned ceiling with inset spotlights and a door leading to the cloakroom.

### Cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer taps over and two storage drawers beneath, half height tiled walls, underfloor heating, skinned ceiling with inset spotlights and extractor fan.

### Gallery Landing

There's a three-quarter length UPVC double glazed window to the front, double storage cupboard, radiator, loft hatch with pull down ladder, airing cupboard and skinned ceiling with inset spotlights.

### Bedroom 1

19'0 x 14'8

UPVC double glazed windows and French doors to the rear with a Juliet balcony allowing you to enjoy the open field views from the comfort of your bed, radiator, power point, dressing room with wardrobes, shelving and a dressing table.

### Bedroom 1 En-suite

Double shower cubicle which is fully tiled and has a built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over with storage drawers beneath, WC with push button flush with worksurface over, wall mounted heated towel rail, fully tiled walls, extractor fan and skinned ceiling with inset spotlights.

### Bedroom 2

15'0 x 11'5

UPVC double glazed window to the front, radiator, telephone point, TV points and skinned ceiling.

### Bedroom 3

14'8 x 12'0

Double glazed window to the front, radiator, power points, TV point, telephone point and skinned ceiling.

### Bedroom 4

14'0 x 11'5

UPVC double glazed window to the rear, radiator, power points, TV point, telephone point and skinned ceiling.

## Bathroom

The four piece bathroom suite has a UPVC obscured double glazed window to the rear, panel bath with mixer taps over, vanity wash hand basin with mixer taps over and two drawers beneath, WC with push button flush, separate shower cubicle which is fully tiled with a built-in mixer shower over and a separate showerhead on a sliding adjustable rail, wall mounted heated towel rail, extractor fan and skimmed ceiling with inset spotlights.

## Triple Garage

31'6 x 17'4

Currently has a double garage with remote controlled electric garage doors and to the side where the third garage could be is currently an entrance hall with a downstairs shower room, the stairs which will lead up to either the games room or a bedroom if you convert this into a self-contained annex, the self-contained annex will come with its own lounge and kitchen with one bedroom, entrance hall and downstairs shower room.

## Annex Entrance Hall

The entrance has a composite double glazed door to the rear leading into the entrance hall where there will be stairs leading to the first floor accommodation, wall mounted electric heater, fuse box and skimmed ceiling with inset spotlights.

## Annex Shower Room

The shower room has a separate shower cubicle which is fully tiled and has a built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, WC with push button flush, vanity wash hand basin with mixer taps over and storage drawers beneath, extractor fan and skimmed ceiling with inset spotlights.

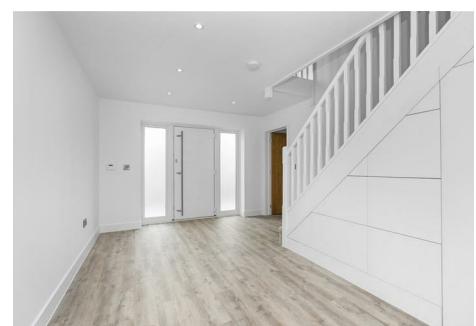
## Annex Bedroom/Games Room

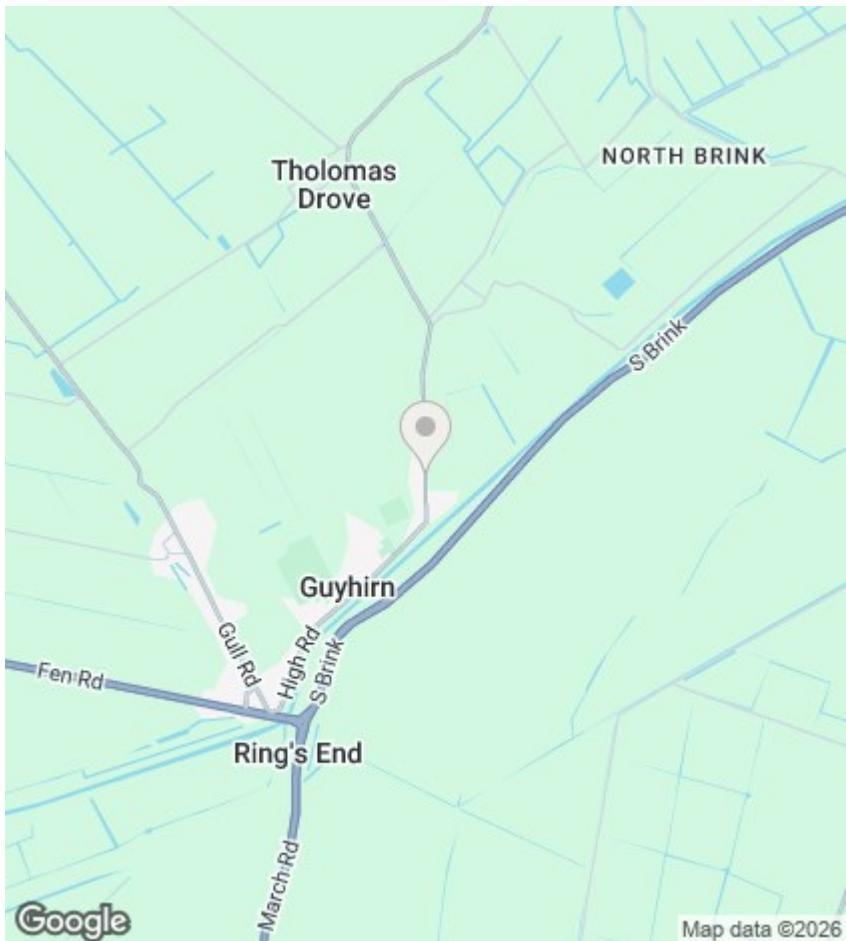
UPVC double glazed window to the rear enjoying open field views, two wall mounted electric heaters, multiple power points and a skimmed ceiling with inset spotlights.

## Outside

Enclosed by panel fencing, EV charging point on the garage block, air source heat pump, outside taps, porcelain tiled patio and the rest is laid to lawn.







## Directions

## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 211.3 sq. metres (2274.0 sq. feet)