

**ROBERT
HALE
HOMES FOR
SALE**

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7 DAYS

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OVER 1000 OFFICES



**14 SLEIGHTS DRIVE
WALSOKEN
PE14 7BT**

THE PROPERTY: AN IMPOSING SPACIOUS 4 BEDROOM DETACHED HOUSE SITUATED AT THE END OF A SMALL PRIVATE CUL-DE-SAC IN THIS HIGHLY SOUGHT AFTER AREA *SEPARATE DINING ROOM *FITTED KITCHEN WITH RANGEMASTER RANGE & RANGEMASTER HOB HOOD! *USEFUL UTILITY *SUPERB CONSERVATORY *MASTER BEDROOM WITH EN-SUITE SHOWER ROOM *GENEROUS ATTRACTIVE GARDENS WITH LOVELY SUMMERHOUSE *GARAGE PLUS EXTENSIVE PARKING *GAS C/H *DOUBLE GLAZING *A FABULOUS FAMILY HOME IN A LOVELY LOCATION

THE PRICE: £349,995 FREEHOLD EPC BAND C REF. 9064

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: 9064 14 SLEIGHTS DRIVE, WALSOKE

COUNCIL TAX: BAND D KINGS LYNN & WEST NORFOLK COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With lantern

ENTRANCE HALL: With laminate floor, stairway off.

LOUNGE: 16'3" (max) x 13'8" (max) With laminate floor, feature fire surround with constructed marble hearth and enclosing a "living flame" gas fire.

DINING ROOM: 12'3" (max) x 8'10" (max) With laminate floor, walk-in understairs cupboard, patio doors to conservatory.

FITTED KITCHEN/BREAKFAST ROOM:
14'9" (max) x 14'4" (max) With tiled floor, Island unit with breakfast bar and drawers and cupboards under, inset 1 ½ bowl sink unit with mixer tap and cupboards under, Rangemaster electric range with induction hob, Rangemaster electric hob hood,, built in dishwasher, range of fitted larder units, preparation surfaces with drawers and cupboards under, range of wall cupboards.

GROUND FLOOR CLOAKROOM:
With low level w.c., pedestal wash basin with tiled splash back, tiled floor.

UTILITY: 8'7" (max) x 5'8" (max) With tiled floor, space/plumbing for automatic washing machine, space/vent for tumble drier,, inset stainless steel single drainer sink unit with mixer tap and cupboards under, Baxi gas fired wall mounted C/H boiler.

BRICK & UPVC CONSERVATORY:
11' (max) x 11' (max) With tiled floor, double french doors to rear garden.

FIRST FLOOR:

LANDING: With access to loft, built in airing cupboard housing hot water cylinder with Immersion heater.

BATHROOM/W.C.: With tiled floor, pedestal wash basin with mixer tap and tiled splashback, shower/bath with mixer tap and shower attachment, part tiled walls, shaver point, heated towel rail.

BEDROOM NO 1: 15'10" (max) x 12' (max) 'L' shaped with full width range of fitted wardrobe/cupboards.

EN SUITE SHOWER ROOM/W.C.: With laminate floor, low level w.c., tiled and screened shower cubicle with thermostatic shower, inset hand wash basin with mixer tap and cupboards under part tiled walls, extractor fan, heated towel rail.

BEDROOM NO 2: 10'7" (max) x 9'2" (max) With laminate floor.

BEDROOM NO 3: 11'5" (max) x 9' (max) 'L' shaped, with laminate floor.

BEDROOM NO 4: 10'6" (max) x 6'9 (max) With laminate floor.

OUTSIDE: **SUMMERHOUSE:** 19' (max) x 9" (max) With power and lighting.
TIMBER STORE SHED: **OUTSIDE LIGHTS:** **SECURITY LIGHTS:**
COLD WATER TAP:

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GARAGE: 17' (max) x 9' (max) With power and lighting, up and over door, personal door, access via folding ladder to loft storage.

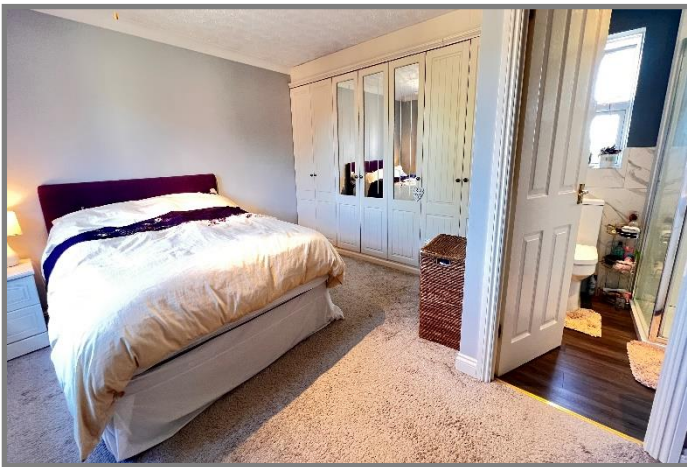
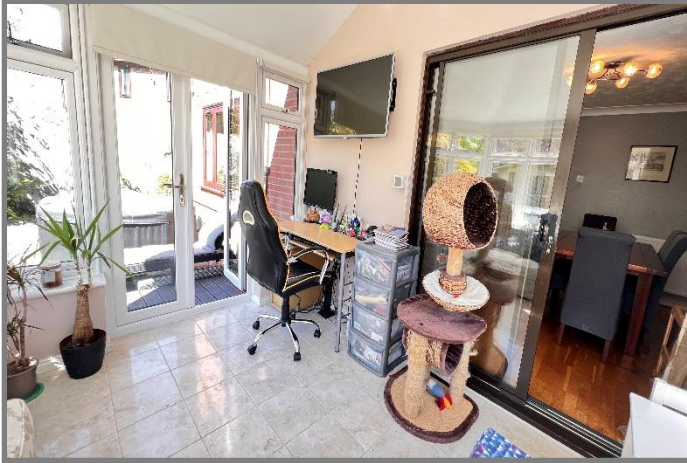
GARDENS: To front, with borders and shrubs and an extensive shingle multi vehicle off road parking space. Generous attractive gardens to side and rear, laid to lawn with numerous trees shrubs, borders and a paved patio area. Courtyard garden to rear, down to paving.



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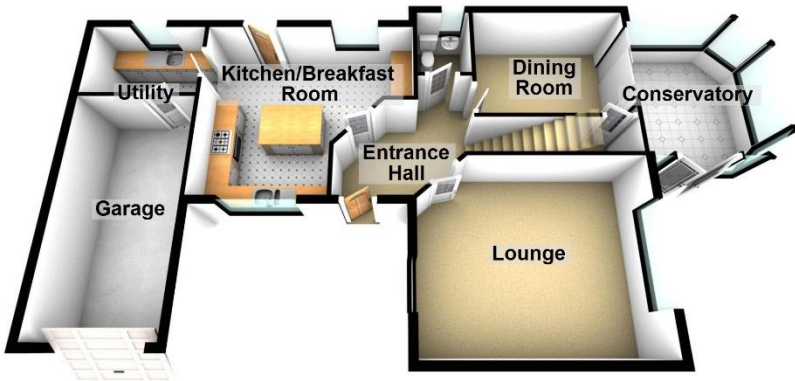
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Ground Floor



First Floor

