



Sunflower House Gull Road, Guyhirn Wisbech  
**£350,000 Freehold**

**Sharman  
Quinney**

# Key Features



- NO ONWARD CHAIN
- En-suite to Master, Family Bathroom Plus Shower Room
- Two Reception Rooms Plus Conservatory
- Double Garage AND Barn
- Ample Off-Road Parking

Lounge - 6.01m x 3.56m (19'7" x 11'6")

Conservatory

Dining Room - 4.06m x 3.29m (13'3" x 10'7")

Kitchen - 4.44m x 2.98m (14'52 x 9'7")

Utility Room - 3.37m x 2.45m (11'0" x 8'0")

Shower Room - 2.56m x 2.26m (8'3" x 7'4")

Upstairs...

Bedroom 1 - 5.32m x 3.03 (17'4" x 9'9") Built in wardrobe

En-suite - 1.95m x 1.52m (6'3" x 4'9")



Bedroom 2 - 4.32m x 2.87m (14'1" x 9'4")

Bedroom 3 - 4.05m x 3.45m (13'2" x 11'3")

Bedroom 4 - 3.31m x 3.01m (10'8" x 9'8")

Bathroom - 2.10m x 2.01m (6'8" x 6'5")

Double Garage - 6.28m x 5.66m (20'6" x 18'5")

Barn - 7.49m x 4.71m (24'5" x 15'4")

**Agents Note:**

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."





**Ground Floor**



**First Floor**

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)

To view this property call Sharman Quinney on:  
**01354 661166**

# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

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