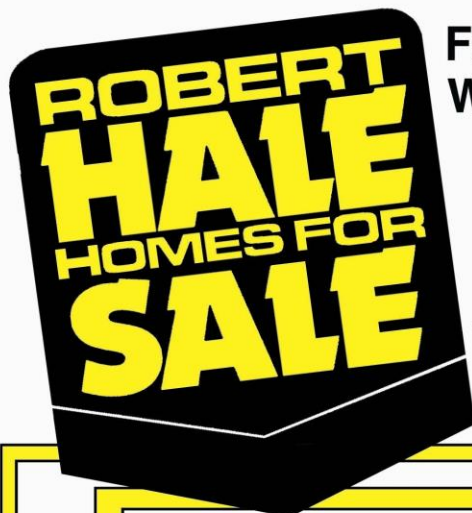




Falcon House, Falcon Road,
Wisbech, Cambs. PE13 1AU

WISBECH

01945 465222

E-mail:

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Website:

www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**32, KESTRAL DRIVE
WISBECH
PE13 2TS**

THE PROPERTY: WELL PRESENTED, VERY DECEPTIVE, TWO BEDROOMED DETACHED BUNGALOW SITUATED ON A HIGHLY POPULAR DEVELOPMENT CLOSE TO SCHOOL AND RETAIL PARK * FITTED KITCHEN WITH BUILT IN OVEN, HOB, DISHWASHER AND FRIDGE/FREEZER! * LOVELY CONSERVATORY * ENCLOSED GARDENS TO REAR * GARAGE PLUS OFF-ROAD PARKING SPACE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEW QUICKLY TO AVOID DISAPPOINTMENT!!

THE PRICE **£220,000 FREEHOLD EPC BAND C**

REF. 8720

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. 8720 32, KESTREL DRIVE, WISBECH

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right on to the A1101 dual carriageway Downham Market Road. Follow the road to the second set of traffic lights at the end of the dual Weasenham Lane. Then turn second left into Heron Road. At the 'T' junction turn left. Then turn first left into Kestrel Drive.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With access to loft with power & lighting, housing gas fired wall mounted combi-boiler, built in cloaks cupboard, built in linen cupboard.

LOUNGE/DINER: 8' 10" (max) x 13' 10" (max) 'L' shaped, feature open fireplace with gas point, double glazed patio doors to conservatory.

FITTED KITCHEN: 8' 11" (max) x 8' (max) With tiled floor, tiled walls, fridge/freezer, slimline dishwasher, built in gas hob, built in electric oven, electric hob hood, range of wall cupboards, preparation surfaces with drawers & cupboards under, space/plumbing for washing machine, inset stainless steel single drainer sink unit with mixer tap & cupboards under, concealed lighting over preparation surfaces

SIDE LOBBY: With doors off to front & rear gardens, central heating programmer

BRICK & UPVC CONSERVATORY:
14' 1" (max) x 8' 8" (max) With double glazed French doors to rear garden, air conditioning unit

SHOWER ROOM/W.C.: With tiled floor, tiled walls, illuminated wall mirror with shaver point, hand wash basin with mixer tap & cupboards under, tiled & screened double shower cubicle with Triton electric shower, heated towel rail, extractor fan.

BEDROOM NO 1: 10' 11" (max) 8' 1" (max) With bay window, built in double wardrobe/cupboard

BEDROOM NO 2: 12' 3" (max) x 10' 5" (max) With full width range of fitted units inc wardrobe/cupboards, blanket cupboard and dressing unit.

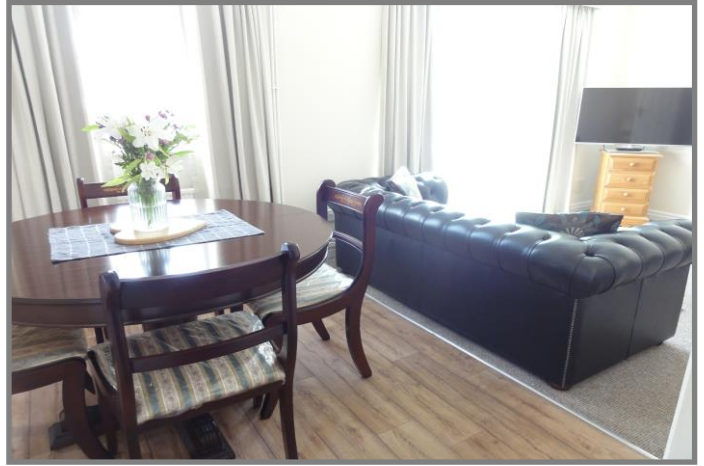
OUTSIDE: **TIMBER STORE SHED with power & lighting.**
COLD WATER TAP : LEAN-TO GREENHOUSE

GARAGE: 16' 10" (max) x 7' 9" (max) With up & over door, power & lighting, personal door, access to loft space.

GARDENS: To front, laid to lawn with block paved driveway/off road parking space to side. Enclosed gardens to rear, laid to lawn with borders and a block paved patio area.



REF. 8720 32, KESTREL DRIVE, WISBECH



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