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**4 HILLBURN ROAD
WISBECH
PE13 2PL**

THE PROPERTY: AN IMPOSING FOUR DOUBLE BEDROOM 1930'S DETACHED HOUSE OF ENORMOUS CHARACTER SITUATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL CUL-DE-SAC WITH EASY ACCESS TO THE TOWN CENTRE *FITTED KITCHEN WITH BELLING RANGE *THREE BATH/SHOWER ROOMS (1 en-suite) *SPACIOUS SEPARATE DINING ROOM *LOW MAINTENANCE GARDENS TO REAR *GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE: £325,000 **FREEHOLD** **EPC BAND D**

REF. 9034

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: 9034 4 HILLBURN ROAD, WISBECH

COUNCIL TAX: **BAND C FENLAND DISTRICT COUNCIL**

HOW TO GET THERE: From the Wisbech Church Terrace car park take the exit into Alexander Road. Follow the road to the next set of cross roads and proceed straight over into Station Drive. Then turn first right into Hillburn Road. The property is on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: with tiled floor.

SPACIOUS ENTRANCE HALL:

With stairway off, under stairs cupboard, C/H thermostat.

LOUNGE: 15'5" (max) x 13' (max) With multi fuel burner, french double doors to rear garden.

DINING ROOM: 17' (max) x 12'8" (max) With bay window, feature fireplace with gas point.

FITTED KITCHEN: 10'1" (max) x 10'1" (max) Range of wall cupboards, store cupboards, preparation surfaces with drawers and cupboards under, breakfast bar, part tiled walls, Belling gas/electric Range, electric hob hood, space/plumbing for automatic washing machine and dishwasher, inset ceramic single drainer 1 1/2 bowl sink unit with mixer tap and cupboard under, spice rack, carousel cupboard, Ideal gas fired wall mounted C/H boiler.

GROUND FLOOR W.C./SHOWER ROOM:

Tiled floor, hand wash basin with mixer tap and cupboards under, low level w.c., part tiled walls, extractor fan, tiled and screened shower cubicle with Triton electric shower.

FIRST FLOOR:

LANDING: With fitted store/shelving.

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

BEDROOM NO 1: 15'5" (max) x 13'10" (max) With built-in store cupboard, feature fire place.

EN-SUITE DRESSING ROOM:

EN SUITE BATHROOM/W..C.: With tiled floor, part tiled walls, inset hand wash basin with mixer tap and drawers under, low level w.c., heated towel rail, panelled bath with mixer tap and shower attachment.

BEDROOM NO 2: 12'8" (max) x 9'1" (max)

BEDROOM NO 3: 11' (max) x 10' (max)

BEDROOM NO 4: 10'" (max) x 8'1" (max)

OUTSIDE: LOG STORAGE: BLOCK WORK OUTHOUSE: COLD WATER TAP:

GARAGE: 13'7" (max) x 7'10 " (max) With up and over door, power and lighting, cold water tap.

GARDENS: To front laid to lawn with borders, shrubs and multi vehicle off road block paved parking areas. Wrought iron gates to each side of the house lead to the enclosed rear garden which is part laid to lawn with shrubs, borders paved patio and paved courtyard area.

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