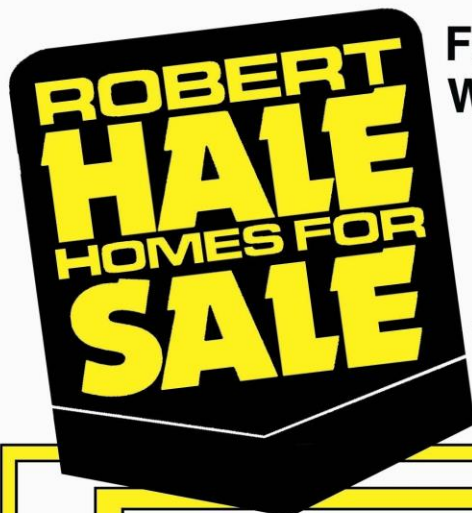




Falcon House, Falcon Road,
Wisbech, Cambs. PE13 1AU

WISBECH

01945 465222

E-mail:

wisbech@robert-hale-homes.co.uk

Website:

www.robert-hale-homes.co.uk

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**78, THE WROE
EMNETH, PE14 8AN**

THE PROPERTY: BEAUTIFULLY PRESENTED, SPACIOUS FOUR BEDROOMED DETACHED BUNGALOW, SITUATED ON A SUPERB PLOT OVERLOOKING OPEN FIELDS IN THIS HIGHLY SOUGHT AFTER NORFOLK VILLAGE WITH ITS OWN SCHOOLS, PUB & SHOPS * 19' LOUNGE * SUPERB FITTED KITCHEN WITH BUILT IN OVEN & HOB * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * STUNNING LANDSCAPED GARDENS TO REAR * MASSES OF PARKING TO FRONT WITH 'IN & OUT' DRIVEWAY * VIEW QUICKLY TO AVOID DISAPPOINTMENT * THIS IS AN EXCEPTIONAL PROPERTY!

THE PRICE:

£375,000

FREEHOLD EPC BAND C

REF.9110

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. 9110 78, THE WROE EMNETH

COUNCIL TAX: **BAND D KINGS LYNN & WEST NORFOLK B.C.**

THE ACCOMMODATION: (Dimensions given are approximate only)

PILLARED ENTRANCE CLOISTER:

ENTRANCE LOBBY: With feature archway to the spacious entrance hall with access via ladder to the part boarded loft;

LOUNGE/DINER: 19'3"(max) x 16'3"(max) with feature fire surround enclosing an electric 'flame' effect fire;

FITTED KITCHEN/BREAKFAST ROOM:

17'9"(max) x 11'3"(max) with built in electric oven, built in electric hob, electric hob hood, preparation surfaces with drawers & cupboards under and concealed lighting over, range of walls cupboards, part tiled walls, inset stainless steel single drainer sink unit with mixer tap & cupboard under, fitted larder cupboard with space/plumbing for dishwasher, display cupboard with glazed doors, french doors to CONSERVATORY;

CLOAKROOM/W.C.: With inset hand wash basin with mixer tap & cupboard under, low level w.c., heated towel rail;

UTILITY: 9'8"(max) x 7'5"(max) with Baxi wall mounted gas fired combi boiler, work top with space/plumbing got automatic washing machine & space for condensing tumble drier, built in linen cupboard;

CONSERVATORY: 11'9"(max) x 7'(max) with double glazed french doors to garden;

BATHROOM/W.C.SHOWER ROOM:

With tiled & screened shower cubicle with Mira electric shower, low level w.c., tiled walls, panelled bath, pedestal wash basin, heated towel rail;

BEDROOM NO 1: 15'(max) x 10'9"(max) with range of fitted wardrobe/cupboards;

BEDROOM NO 2: 12'(max) x 11'10"(max);

BEDROOM NO 3: 10'10"(ma) x 10'6"(ma) with fitted wardrobe/cupboard with mirror doors;

BEDROOM NO 4: 10'4"(max) x 7'6"(max);

OUTSIDE:

COLD WATER TAP: EXTERNAL POWER POINT:

GARAGE/WORKSHOP: 22'8"(max) x 11'2"(max) with up & over door, power & lighting, personal door;

GARDENS: To front, with an extensive block paved multi vehicle off road parking space with 'in & Superb landscaped gardens to rear laid to lawn with raised borders, attractive patio areas & shrubs.



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