



Lake View, Gull Road, Guyhirn PE13 4EP

welcome to

Lake View, Gull Road, Guyhirn

**** EXCEPTIONAL DETACHED HOME ** NO ONWARD CHAIN ** BUILT IN 2023 - SET ON A PEACEFUL 1 ACRE PLOT (STS)
VILLAGE LOCATION - FOUR DOUBLE BEDROOMS - FOUR BATHROOMS - UNDERFLOOR HEATING TO GROUND FLOOR
ENERGY EFFICIENT AIR SOURCE HEATING ** PRIVATE GARDENS WITH SWIMMING POOL AND HOT TUB ****



Note:

Under floor heating to ground floor.

Entrance Door

to

Hall

Central staircase. LVT flooring. Airing cupboard housing hot water tank.

Cloakroom

Tiled walls. Tiled floor. Extractor fan. Window to side. Low level wc. Vanity wash hand basin with mixer taps. Walk in shower with rainfall head.

Living Room

Two windows to front. Window to side. Log burner. LVT flooring.

Study

Two windows to side. Two windows to front. LVT flooring.

Kitchen/ Dining Room

Bi-folding doors to rear garden. LVT flooring. Luxurious open plan area equipped with breakfast bar and range of wall and base units. Ceramic single drainer sink with mixer taps. Integral wine fridge. Induction hob and cooker hood. Granite worktops and splashbacks. Integral microwave and double oven. Free standing American fridge/freezer.

Utility Room

Window to rear. Part tiled walls. Door to side. LVT flooring. Single drainer sink with mixer taps. Larder units. Undercounter white goods.

First Floor**Bedroom One**

Dormer window to front. Radiator. Sloped ceilings.

En Suite

Window to side. Walk in shower with rainfall head. Low level wc. Vanity wash hand basin with mixer taps. Heated towel rail. Tiled walls. Tiled floor. Extractor fan.

Bedroom Two

Dormer window to front. Sloped ceilings. Radiator.

En Suite

Window to side. Walk in shower with rainfall head. Low level wc.. Vanity wash hand basin. Heated towel rail. Tiled walls. Tiled floor. Extractor fan.

Bedroom Three

Dormer window to rear. Sloped ceilings. Radiator.

Bedroom Four

Dormer window to rear. Radiator.

Bathroom

Dormer window to rear. Panelled bath. Vanity wash hand basin. Low level wc. Radiator. Tiled floor. Tiled walls. Heated towel rail. Shower cabin with rainfall head. Extractor fan.

Outside

Front garden has a gravel driveway providing multi vehicle off road parking. EV charging point. Side access. Air source heat pump.

Rear garden is approx. 1 acre plot (sts) Timber sheds. Storage units. Log store. Patio seating areas. Outside taps and sockets. Wraparound gravel area to side and front. Separate air source heat pump for the swimming pool with private timber deck around. Log burning hot tub.

Additional

The property focuses on modern sustainability with the benefits of air source heat heating, underfloor heating to the ground floor with radiators on the first and an EV car charging point. Externally, the home continues to impress with a private gated drive offering ample off road parking. Offered to the market benefitting from no onward chain, a viewing of this property is highly recommended.



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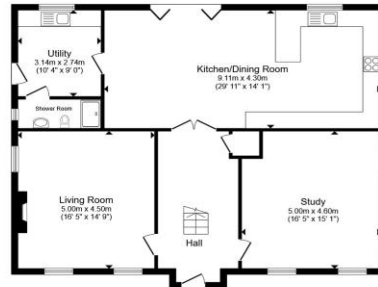
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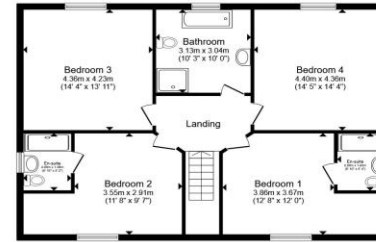
- 1 Acre Plot (sts) in Semi Rural Village Location
- Four DOUBLE Bedrooms
- En Suites to Bedrooms One & Two
- Ground Floor Shower Room
- Ample Off Road Parking
- Stunning Kitchen / Dining Room
- Private Garden with Swimming Pool & Hot tub
- NO ONWARD CHAIN

Tenure: Freehold
EPC Rating: B
Council Tax Band: D

offers in excess of
£575,000



Ground Floor



First Floor

Total floor area 210.9 m² (2,270 sq.ft.) approx

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.propertybox.io



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Property Ref:
MCH114229 - 0002

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