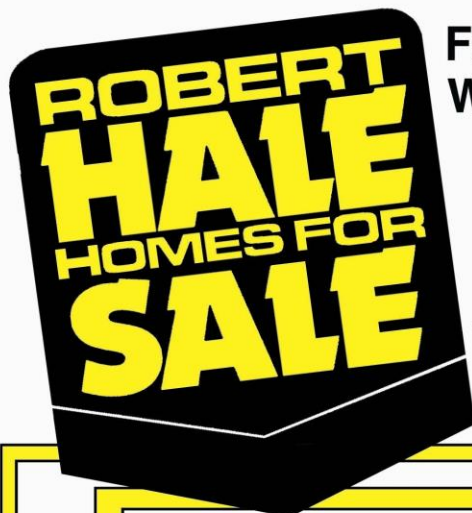




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WISBECH

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**30 KESTREL DRIVE
WISBECH
PE13 2TS**

THE PROPERTY: AN IMPOSING FOUR BEDROOMED DETACHED FAMILY HOUSE SITUATED IN A CUL-DE-SAC ON A POPULAR RESIDENTIAL DEVELOPMENT CLOSE TO SCHOOLS, RETAIL PARK AND MAIN ROAD NETWORK * SEPARATE DINING ROOM * FITTED KITCHEN WITH BUILT IN OVEN & HOB * UTILITY * CONSERVATORY * TWO BATH/SHOWER ROOMS (1 EN-SUITE) * ATTRACTIVE ENCLOSED GARDENS TO REAR * DOUBLE GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * DOUBLE GLAZING * GAS FIRED CENTRAL HEATING * VIEW NOW TO AVOID DISAPPOINTMENT!

THE PRICE: £299,995 **FREEHOLD EPC BAND D**

REF.9101

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.9101 30 KESTREL DRIVE, WISBECH

COUNCIL TAX: **BAND D FENLAND DISTRICT COUNCIL**

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With light.

ENTRANCE HALL: With stairway off.

LOUNGE/DINER: 18' 4" (max) x 9' 10" (max).

DINING ROOM: 10' 4" (max) x 9' 10" (max).

FITTED KITCHEN: 13' (max) x 10' (max) With walk in larder cupboard, built in gas double oven, built in gas hob, electric hob hood, range of wall cupboards, preparation surfaces with drawers & cupboards under, inset stainless steel double sink unit with mixer tap & cupboards under, part tiled walls.

GROUND FLOOR CLOAKROOM/W.C.:

With low level W.C., inset handwash basin with tiled splash back.

UTILITY: With gas fired wall mounted combi boiler, work tops with space/plumbing under for washing machine and space under for condensing tumble drier, inset stainless steel single drainer sink unit with cupboard under, part tiled walls.

CONSERVATORY: 9' 3" (max) x 9' 3" (max) With double glazed French door to rear garden.

FIRST FLOOR:

LANDING: With access via foldaway ladder to part boarded loft, built in linen cupboard.

SHOWER ROOM/W.C.: With tiled & screened double shower cubicle with thermostatic shower, heated towel rail, tiled floor, tiled walls, low level w.c., inset hand wash basin with mixer tap & cupboard under, extractor fan, illuminated wall mirror.

BEDROOM NO 1: 13' 10" (max) x 10' (max) With full width range of fitted cupboards/wardrobes, blanket cupboards and dressing units.

EN SUITE BATHROOM/SHOWER ROOM/W.C.:

With low level W.C., Quadrant shower cubicle with thermostatic shower, inset hand wash basin with mixer tap & cupboards under, illuminated wall mirror, heated towel rail, tiled walls.

BEDROOM NO 2: 10' 5" (max) x 9' 3" (max).

BEDROOM NO 3: 8' 6" (max) x 6' 10" (max) With fitted wardrobe/cupboards, blanket cupboards.

BEDROOM NO 4: 8' 5" (max) x 7' 5" (max) 'L' shaped with full width range of fitted wardrobes/cupboards.

OUTSIDE: **GREEN HOUSE : COLD WATER TAP : OUTSIDE LANTERN**

DOUBLE GARAGE: 20' (max) x 16' 5" (max) With twin up & over doors, power & lighting, joist storage, personal door.

GARDENS: To front, laid to lawn with shrub borders and a tarmac double driveway/multi-vehicle off road parking space.
Attractive gardens to rear laid to lawn with decking, paved patio, borders and shrubs. Timber gate leads to a wildlife garden.

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