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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**35, ELMFIELD DRIVE
ELM, PE14 0DL**

THE PROPERTY: SPACIOUS THREE DOUBLE BEDROOMED DETACHED BUNGALOW ON A CORNER PLOT IN ONE OF THE MOST SOUGHT AFTER RESIDENTIAL AREAS * 16' FITTED KITCHEN WITH BUILT IN OVEN & HOB * UTILITY * DOUBLE GLAZING * GAS FIRED CENTRAL HEATING * GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING * ADDITIONAL, LARGE, ADJOINING PLOT WITH HUGE POTENTIAL, SUBJECT TO ANY NECESSARY CONSENTS * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE: £295,000

FREEHOLD EPC BAND D

REF. 9096

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. 9096 35, ELMFIELD DRIVE, ELM

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

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With tiled floor;

ENTRANCE HALL: With built in airing cupboard with radiator, access to loft;

LOUNGE/DINER: 14'(max) x 14'(max) with feature fire surround;

FITTED KITCHEN/DINER: 16'5"(max) x 12'10"(max) with built in gas hob, electric hob hood, built in electric oven, wine racks, preparation surfaces with drawers & cupboards under, part tiled walls, range of wall cupboards, tiled floor, space/plumbing for appliances, inset stainless steel single drainer sink unit with cupboards under, gas fired wall mounted combi boiler;

CLOAKROOM/W.C.: With tiled floor, low level w.c., tiled walls;

UTILITY: 6'8"(max) x 6'(max) with tiled floor, work top with cupboards under, space/plumbing for automatic washing machine;

BATHROOM/W.C.: With inset hand wash basin with mixer tap & cupboard under, integrated low level w.c., tiled & screened double shower cubicle with Thermostatic shower, heated towel rail, tiled walls, tiled floor, tile panelled bath with mixer tap;

BEDROOM NO 1: 14'(max) x 9'3"(max) with two built in double wardrobes/cupboards;'

BEDROOM NO 2: 13'(max) x 8'3"(max);

BEDROOM NO 3: 11'(max) x 8'5"(max);

OUTSIDE: **OUTSIDE LIGHT: COLD WATER TAP:**

BRICK GARAGE: 18'(max) x 10'3"(max) with power & lighting, personal door, up & over door;

GARDENS: To front, side & rear, laid to lawn with borders, hedgerows, concrete pathways, concrete/shingle multi vehicle off road parking space. A LARGE ADDITIONAL ADJOINING PLOT WITH HUGE POTENTIAL, SUBJECT TO NECESSARY CONSENTS.



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Elmfield Drive

