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**22 BEECHINGS CLOSE
WISBECH ST MARY
PE13 4SS**

THE PROPERTY: THIS IS A SHOW HOUSE *BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE SITUATED ON A GENEROUS PLOT IN A SOUGHT AFTER RESIDENTIAL CUL-DE-SAC IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL SHOP POST OFFICE *2 BATH/SHOWER ROOMS (1 En-Suite) *18' FITTED KITCHEN/DINER WITH A WEALTH OF BUILT-IN APPLIANCES *25' LOUNGE *ATTRACTIVE GENEROUS ENCLOSED GARDENS TO REAR *GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING *OIL CENTRAL HEATING *DOUBLE GLAZING *THIS PROPERTY MUST BE VIEWED TO BE APPRECIATED SO DON'T DELAY!

THE PRICE: **£320,000** **FREEHOLD** **EPC BAND C** **REF. 9091**

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. 9091 22 BEECHINGS CLOSE, WISBECH ST MARY

COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY:

ENTRANCE HALL: With laminate floor, stairway off.

LOUNGE: 25' (max) x 11' (max) With laminate floor, double glazed french doors to rear garden.

KITCHEN/DINER: 18'8" (max) x 12'1" (max) With LVT floor, under stairs store cupboard, built-in Neff double ovens, built-in electric ceramic hob, electric hob hood, larder cupboard, part tiled walls, preparation surfaces with drawers and cupboards under, range of wall cupboards, inset stainless steel sink unit with mixer tap and cupboards under, built-in dishwasher.

GROUND FLOOR CLOAKROOM:

With low level w.c., part tiled walls, hand wash basin with mixer tap, heated towel rail, extractor fan.

UTILITY: 6'9" (max) x 6' (max) With LVT floor, part tiled walls, range of wall cupboards, work top with inset counter stainless steel sink with mixer tap, space/plumbing for automatic washing machine, space for condensing tumble drier.

STUDY: 8'4" (max) x 5'8" (max) With laminate floor.

FIRST FLOOR:

LANDING: With access to loft.

BATHROOM/SHOWER ROOM W.C.:

With LVT floor, hand wash basin, panelled bath with mixer tap, heated towel rail, part tiled walls, extractor fan, tiled and screened shower cubicle with thermostatic shower.

BEDROOM NO 1: 15'3" (max) x 11'2" (max) With range of built-in wardrobe/cupboards, A/C unit.

EN SUITE SHOWER ROOM/W.C.:

With tiled floor, low level w.c., pedestal wash basin with mixer tap and tiled splash back, shaver point, tiled and screened shower cubicle with thermostatic shower, heated towel rail.

BEDROOM NO 2: 11'9" (max) x 10'3" (max)

BEDROOM NO 3: 9'4" (max) (into wardrobes) x 7'7" (max)

BEDROOM NO 4: 9' (max) x 6'9" (max)

OUTSIDE: **TIMBER STORE SHED: OUTSIDE LIGHTS: COLD WATER TAP: SECURITY LIGHTS: EXTERNAL POWER POINT: TIMBER STORAGE AREA ENCLOSING OIL STORAGE TANK:**

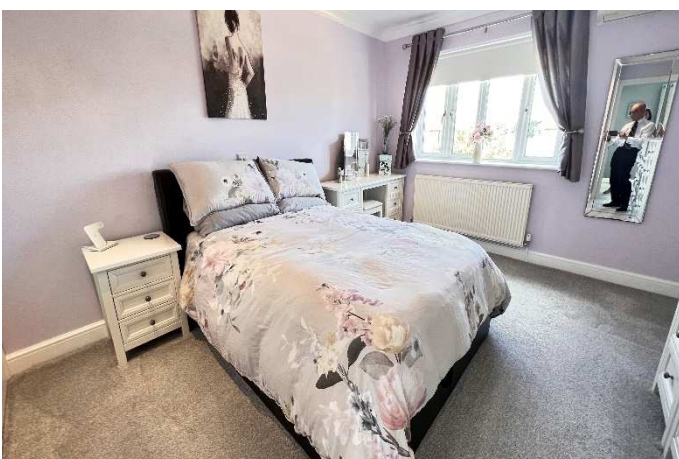
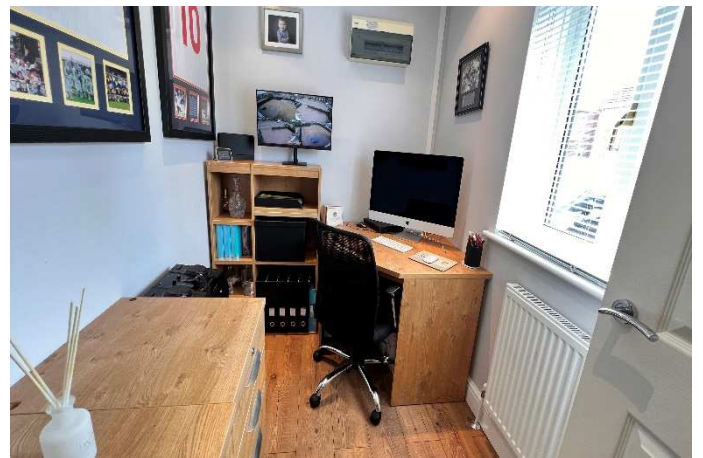
GARAGE: 17'6" (max) 9'2" » (max) With electrically operated up and over remote controlled garage door, Grant oil fired C/H boiler, power and lighting, cold water tap,

GARDENS: To front, down to an extensive block paved off road parking area. Gates to each side of the property open onto pathways leading to the generous enclosed rear garden which is laid to lawn with block paved pathway, block paved patio, decking and a shingle area.

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