



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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**2 SUNSET GARDENS**

**WISBECH**

**PE13 2UE**

**THE PROPERTY:** WELL PRESENTED MODERN FOUR BEDROOMED DETACHED HOUSE SITUATED AT THE END OF A SMALL CUL-DE-SAC IN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA \* FITTED KITCHEN WITH BUILT IN OVEN & HOB \* SEPARATE DINING ROOM \* LOVELY CONSERVATORY \* 2 BATH/SHOWER ROOMS (1 EN-SUITE) \* GAS FIRED CENTRAL HEATING & DOUBLE GLAZING \* ATTRACTIVE ENCLOSED GARDENS TO REAR \* DOUBLE GARAGE PLUS EXTENSIVE MULTI-VEHICLE OFF ROAD PARKING \* VIEW QUICKLY TO AVOID DISAPPOINTMENT! \* NO UPWARD CHAIN!

**THE PRICE:**

**£315,000**

**FREEHOLD**

**EPC BAND D**

**REF.9024**

**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: 9024 2 SUNSET GARDENS, WISBECH**

**COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the road all the way to the traffic lights at the very end of the dual carriageway. Continue straight on and then turn immediately first right into Westmead Avenue. Then first right into Sunset Gardens..

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE CANOPY:** With light.

**ENTRANCE HALL:** With laminate floor, stairway off, C/H thermostat.

**LOUNGE:** 19'7" (max) x 11' (max) With feature fire surround enclosing a "living flame" gas fire, double glazed patio doors to conservatory.

**DINING ROOM:** 11' (max) x 9'2" (max) With double doors to entrance hall.

**FITTED KITCHEN:** 11' (max) 9'1" (max) With tiled floor, part tiled walls, peninsular breakfast bar, preparation surfaces with drawers and cupboards under, range of wall cupboards, Nexus gas/electric range, built-in fridge, electric hob hood, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap and cupboards under.

**GROUND FLOOR CLOAKROOM:**  
With low level w.c., hand wash basin with mixer tap, heated towel rail, tiles walls, tiled floor.

**UTILITY:** 6'5" (max) x 6'3" (max) With work top with space/plumbing under for automatic washing machine, double wall cupboard, boiler cupboard housing Valliant gas fired wall mounted C/H boiler, tiled floor.

**BRICK & UPVC CONSERVATORY:**  
15' (max) x 9'2" (max) With tiled floor, double glazed french doors to rear garden.

**FIRST FLOOR:**

**LANDING:** With access to loft, built-in airing cupboard housing hot water cylinder with immersion heater.

**BATHROOM/W.C.:** With hand wash basin with mixer tap, panelled bath with mixer tap, heated towel rail, low level w.c., tiled floor, tiled walls, shaver point.

**BEDROOM NO 1:** 11'4" (max) x 11' (max)

**EN SUITE SHOWER ROOM/W.C.:**  
With low level w.c., hand wash basin with mixer tap, tiled walls, tiled floor, shower cubicle with thermostatic shower, extractor fan.

**BEDROOM NO 2:** 11'4" (max) x 7'9" (max)

**BEDROOM NO 3:** 11' (max) x 7'1" (max)

**BEDROOM NO 4:** 11' (max) x 7'1" (max)

**OUTSIDE:** **2 TIMBER WORKSHOPS: SECURITY LIGHT: OUTSIDE LIGHT:**  
**COLD WATER TAP:**

**DETACHED DOUBLE GARAGE:**  
With twin up and over doors.



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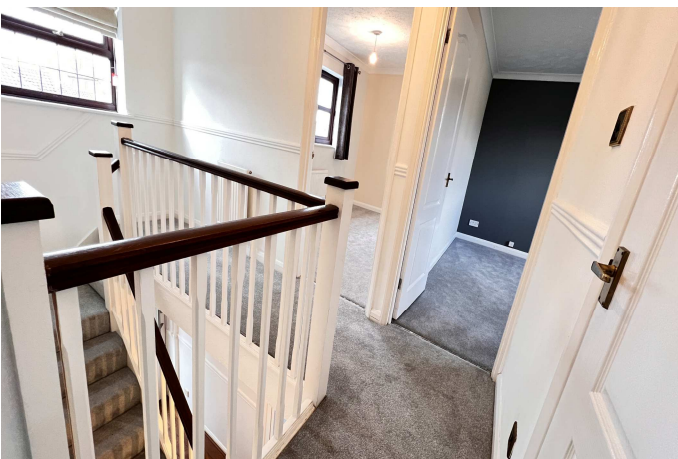
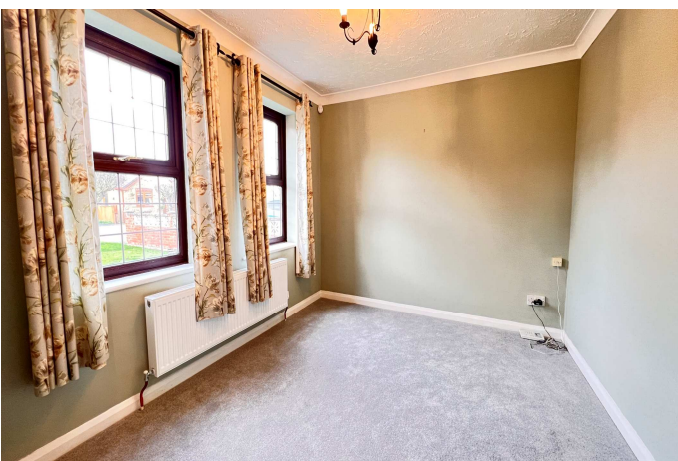
**GARDENS:**

To front, part laid to lawn with trees and an extensive block paved multi vehicle off road parking area. Timber gate to side opens onto a paved pathway leading to the attractive enclosed rear gardens which are laid to lawn with numerous trees and shrubs, paved patio, shingle and stone pathways and a useful enclosed concrete courtyard/utility area.





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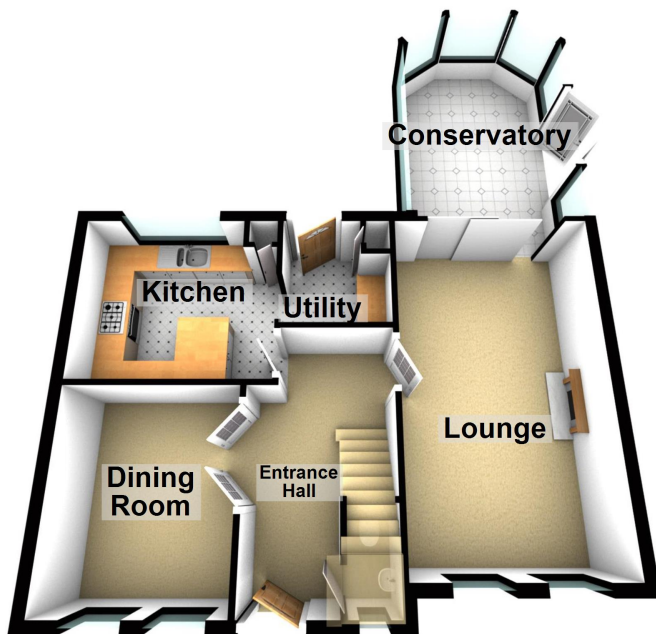




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### Ground Floor



### First Floor

