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**King & Partners**



127 The Wroe

Emneth

Wisbech, PE14 8AS

£650,000

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# The Wroe

Emneth, Wisbech, PE14 8AS

This wonderful property offers scope for multigenerational living or maybe just a large family as the accommodation is linked. The chalet bungalow has a lovely modern kitchen/family room with marble worktops, plus a separate living room and utility room. On the upper floor there are 3 bedrooms the master not only having an en-suite but also a walk-in wardrobe. The downstairs areas have underfloor heating with radiators to the upper floor. The bungalow has a lovely living/dining room, kitchen/breakfast room plus a conservatory 3 bedrooms and 2 shower rooms. There are beautiful garden views with both separate garden areas plus mature generous grounds of 0.84 Acres STMS. A fantastic opportunity that would certainly benefit from viewing to enjoy its full potential and flexible living.



## House

### Entrance Hall

UPVC double glazed window to rear. Staircase to first floor. Under floor heating. Spot lights. Boiler room.

### Boiler Room

7' 0" x 3' 8" (2.13m x 1.12m) Tiled floor.

### Utility Room

8' 0" x 10' 6" (2.44m x 3.20m) Fitted with a range of wall and base units with marble worktop over. Tiled floor. Space for washing machine. Spot lights. Under floor heating. Extractor Fan.

### Shower

11' 0" x 6' 6" (3.35m x 1.98m) UPVC double glazed window to side. Tiled floor. Shower cubicle. Wash hand basin within vanity unit. WC. Heated towel rail. Spot lights. Under floor heating. Extractor Fan.

### Living Room

16' 0" x 15' 2" (4.88m x 4.62m) UPVC double glazed patio door to rear. Under floor heating.

### Kitchen/Family Room

28' 0" x 16' 4" (8.53m x 4.98m) UPVC double glazed window to front and rear. Patio door to rear. Fitted with a range of wall and base units with marble worktops. Spot lights. Island. Ceramic sink with mixer tap. Electric hob with extractor hood over. Double oven. Microwave. Integrated dish washer. Space for American style fridge freezer. Water softener. Under floor heating.

### Landing

UPVC double glazed window to rear. Radiator.

### Bedroom 1

14' 0" x 12' 6" (4.27m x 3.81m) Juliette balcony to front. Radiator. Velux window. Door to Walk in wardrobe.

### Walk In Wardrobe

12' 0" x 4' 9" (3.66m x 1.45m) Shelving and hanging space.

### En-suite

12' 0" x 6' 4" (3.66m x 1.93m) Velux window. Wash hand basin. Shower cubicle. WC. Tiled floor. Heated towel rail. Tiled floor. Extractor Fan.

### Bedroom 2

15' 0" x 12' 2" (4.57m x 3.71m) UPVC double glazed Juliette balcony to rear. Velux window. Radiator. Fitted wardrobe.

### Bedroom 3

9' 0" x 12' 2" (2.74m x 3.71m) Velux window. Radiator. Fitted wardrobe. Loft hatch.

### Shower Room

Velux window. Shower cubicle. Wash hand basin. Heated towel rail. Tiled floor. Extractor fan.

### Bungalow

### Entrance Hall

Door to front and rear. Two radiators. Laminate floor. Loft hatch.

## Living/Dining Room

30' 0" x 11' 4" (9.14m x 3.45m) UPVC double glazed window to rear. Radiator. UPVC double glazed patio door to side. Radiator.

## Kitchen/Breakfast Room

18' 0" x 10' 9" (5.49m x 3.28m) UPVC double glazed window to rear. Fitted with a range of wall and base unit with worktop over incorporating a stainless steel sink and drainer with mixer tap. Space for dishwasher. Integrated hob, oven and microwave. Spot lights. Radiator. Water softener.

## Conservatory

13' 0" x 9' 9" (3.96m x 2.97m) UPVC double glazed & brick construction. Door to front. Tiled floor. Base units. space for washing machine. Electric under floor heating.

## Bedroom 1

13' 0" x 16' 9" (3.96m x 5.11m) Max. UPVC double glazed patio door to rear. Storage cupboard. Radiator. Door to En-suite.

## En-suite.

9' 0" x 3' 10" (2.74m x 1.17m) Max. UPVC double glazed window to front. Shower cubicle. Wash hand basin. WC. Extractor fan. Heated towel rail.

## Bedroom 2

13' 0" x 12' 1" (3.96m x 3.68m) UPVC double glazed window to front. Radiator. Built in wardrobe.

## Bedroom 3

13' 0" x 9' 8" (3.96m x 2.95m) UPVC double glazed window to front. Radiator.

## Shower Room

10' 0" x 6' 10" (3.05m x 2.08m) UPVC double glazed window to side. Shower cubicle. WC. Wash hand basin within vanity unit. Heated towel rail.

## Double Garage

17' 0" x 25' 3" (5.18m x 7.70m) Up & over garage doors. Power and light.

## Outside.

Extensive mature gardens with two large sheds. Decked areas. Mature trees.

## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.