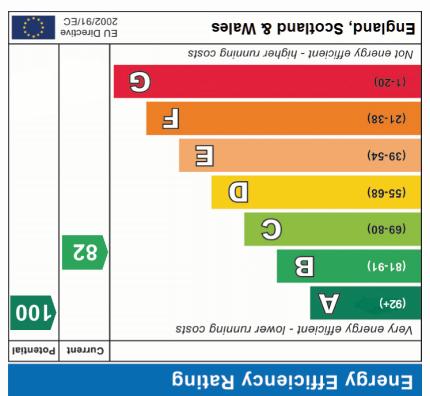


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SALES • LETTINGS • MORTGAGES  
**King & Partners**  




171c Smeeth Road

Marshland St James

Wisbech, PE14 8JB

£367,500

  
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# Smeeth Road

Marshland St James, Wisbech, PE14 8JB

This lovely modern detached house is situated in the village location of Marshland St James. The property has a lovely living room with a cosy multi-fuel burning stove which creates a welcoming atmosphere during the colder months of the year. The modern kitchen/diner is well equipped and offers plenty of space for a growing family or just entertaining with friends, with the further benefit of double doors that lead to the rear garden. There is also a utility room and downstairs cloakroom. If extra space is needed then a store and hobby room are also available. On the first floor are 4 bedrooms, the master having an en-suite and a modern family bathroom. The downstairs benefits from underfloor heating from an air source heating system with radiators to the first floor. The attractive rear garden has both patio and decked areas for outdoor entertaining plus mature planted borders and a storage shed. This property is approximately 6 years old and benefits from a 10 year NHBC warranty.



#### Part Glazed Door To:

#### Entrance Hall

6' 4" x 6' 9" (1.93m x 2.06m) Staircase to first floor. Under floor heating.

#### Utility Room

5' 11" x 6' 10" (1.80m x 2.08m) UPVC double glazed window to side. Door to cloakroom. Fitted with base units incorporating a sink and drainer. Space for washing machine. Under floor heating

#### Cloakroom

3' 2" x 6' 10" (0.97m x 2.08m) UPVC double glazed window to rear. Spotlights. WC. & wash hand basin within vanity unit. Under floor heating.

#### Kitchen/Dining Room

13' 0" x 16' 11" (3.96m x 5.16m) UPVC double glazed window to rear. Patio door to rear. Fitted with wall and base units with worktop over incorporating a sink and drainer with mixer tap. Range style cooker with extractor over. Integrated fridge freezer. Breakfast bar seating area.

#### Living Room

17' 11" x 13' 2" (5.46m x 4.01m) UPVC double glazed window to front. Under floor heating. Multi-fuel burner within brick surround.

#### Store

7' 5" x 10' 0" (2.26m x 3.05m) Power and light.

#### Hobby Room

10' 1" x 10' 0" (3.07m x 3.05m) Wall and base units. Power and light.

#### Landing

Loft hatch. Radiator. Spotlights. Cupboard.

#### Bedroom 1

18' 1" x 13' 1" (5.51m x 3.99m) Max. UPVC double glazed window. Radiator.

#### En-suite

4' 1" x 9' 9" (1.24m x 2.97m) UPVC double glazed window. Shower cubicle. Wash hand basin and WC within vanity unit. Heated towel rail. Extractor fan.

#### Bedroom 2

11' 0" x 9' 7" (3.35m x 2.92m) UPVC double glazed window. Radiator. Storage cupboard.

#### Bedroom 3

UPVC double glazed window. Radiator. Cupboard.

#### Bedroom 4

9' 7" x 11' 3" (2.92m x 3.43m) Max. UPVC double glazed window. Radiator.

#### Bathroom

8' 7" x 5' 6" (2.62m x 1.68m) UPVC double glazed window. Bath. Wash hand basin and WC within vanity unit. Heated towel rail. Spotlights Extractor fan.

#### Rear garden

Decked and patio areas. Mature borders with planting.

#### Front

Gravel frontage with ample parking. Pathway to side.

#### 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.

