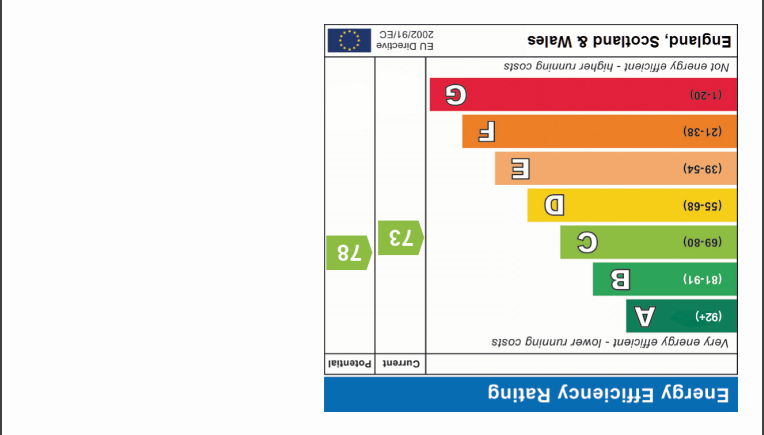


info@kingpartners.co.uk

01366 385588

PE38 9DG

9 Market Place, Downham Market



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3 Elderberry Place

Upwell

Wisbech, PE14 9BF

£240,000

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Elderberry Place

Upwell, Wisbech, PE14 9BF

This is a lovely opportunity for anyone wishing to benefit from a quiet village life with a good community feel, whilst also benefitting from a rail link from Downham Market which is just 10 minutes drive away linking you to Cambridge and London. This well presented family home has a living room, modern kitchen and downstairs cloakroom. On the upper floor are 3 bedrooms the master having an En-suite shower room plus a family bathroom. Outside to the rear is an enclosed garden with a lovely patio area for outside entertaining, this leads to a garden studio that has power and light. The property has air-source heating, UPVC double glazing, a garage and also two parking spaces.



UPVC Double Glazed Door To Front:

Entrance Hall

Laminate flooring. Radiator. Doors to cloakroom & living room.

Cloakroom

3' 9" x 4' 6" (1.14m x 1.37m) W.C. Wash hand basin within vanity unit. Extractor fan. Radiator.

Living Room

10' 0" x 16' 1" (3.05m x 4.90m) UPVC double glazed window to front and side. Two radiators. Staircase to first floor. Under stairs storage. Consumer unit. Television point. Telephone point.

Kitchen/Dining Room

14' 1" x 9' 9" (4.29m x 2.97m) UPVC double glazed door and window to rear. Fitted with a range of wall and base units with oak worktops over. Ceramic sink and drainer with mixer tap. Built in electric oven. Hob with extractor hood. Space for fridge freezer. Radiator. Spotlights.

First Floor Landing

Radiator. Doors to bedrooms and bathrooms.

Bedroom 1

10' 1" x 9' 8" (3.07m x 2.95m) UPVC double glazed windows to rear and side. Built-in double wardrobe. Fitted cupboards and drawers. Radiator. Door to En-suite.

En-suite

3' 9" x 6' 4" (1.14m x 1.93m) UPVC double glazed window to side. Tiled double width shower cubicle. Wash hand basin & W.C. within vanity unit. Heated towel rail.

Bedroom 2

7' 8" x 10' 0" (2.34m x 3.05m) UPVC double glazed window to front and side. Built-in wardrobe. Radiator.

Bedroom 3

6' 3" x 7' 8" (1.91m x 2.34m) UPVC double glazed window to front. Fitted storage cupboards. Radiator. Loft access.

Bathroom

7' 6" x 5' 5" (2.29m x 1.65m) UPVC double glazed window to side. Bath with shower mixer tap. W.C. Wash hand basin. Tiled floor. Radiator.

Rear Garden

Enclosed rear garden laid to patio. Access to the garden studio.

Garden Studio

12' 5" x 6' 4" (3.78m x 1.93m) Power and light.

Garage

7' 9" x 16' 0" (2.36m x 4.88m)

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.

