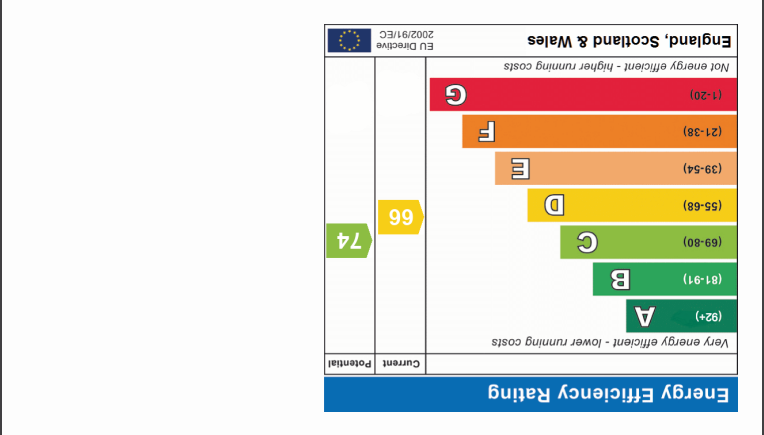


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57 Main Road

Elm

Wisbech, PE14 0AG

£550,000

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# Main Road

## Elm, Wisbech, PE14 0AG

Located in the heart of the popular and well-served village of Elm, this mature four-bedroom detached home offers spacious and versatile accommodation ideal for family living, working from home, or multigenerational use. Boasting three generous reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed kitchen/breakfast room is complemented by a separate utility room, cloakroom, and a practical rear hall, enhancing everyday convenience. Upstairs, the home features four good-sized bedrooms, including a master with en-suite, alongside a family bathroom. A key highlight of the property is the games room/potential annexe area, offering exciting flexibility for a home office, leisure space, or independent living quarters. Externally, the property is a dream for car enthusiasts or those needing substantial storage space, with a double integrated garage plus a triple garage block—a rare and highly desirable combination. Additional benefits include gas central heating and a prime position within a well-connected village offering local amenities, schooling, and easy access to transport links. A truly unique and versatile family home—early viewing is highly recommended.



Composite Door To:

Entrance Hall

13' 8" x 9' 9" (4.17m x 2.97m) UPVC double glazed window to front. radiator. Doors to dining room.

Dining Room

11' 4" x 14' 8" (3.45m x 4.47m) UPVC double glazed bowed window to front. Radiator. Display shelving.

Living Room

25' 5" x 18' 0" (7.75m x 5.49m) UPVC double glazed bowed window to front Brick feature fireplace with gas burning stove. Two radiators. Television point. UPVC double glazed patio door to conservatory.

Study

10' 5" x 5' 8" (3.17m x 1.73m) UPVC double glazed window to rear. Radiator. Wall cupboards

Cloakroom

7' 3" x 3' 6" (2.21m x 1.07m) UPVC double glazed window to rear. WC. Wash hand basin. Radiator.

Conservatory

12' 7" x 11' 10" (3.84m x 3.61m) Max. Brick and UPVC double glazed construction.

Kitchen/Breakfast Room

12' 9" x 14' 9" (3.89m x 4.50m) UPVC double glazed window to rear. Fitted with a range of base and wall units with stainless steel sink and drainer with mixer tap. Smeg oven with extractor hood over. integrated dishwasher. Space for fridge freezer. Radiator. Glazed door to entrance hall and rear hall.

Rear Hall

21' 2" x 5' 9" (6.45m x 1.75m) Door to boiler cupboard housing gas fired boiler. Composite doors to either side. Radiator. Door to double garage. Door to Games room and Utility room.

Utility Room

6' 9" x 11' 7" (2.06m x 3.53m) UPVC double glazed window to rear and side. Fitted with a range of base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Space for washing machine and tumble dryer. Space for fridge/freezer. Tiled floor. Double doors to storage cupboard.

Games Room

24' 9" x 14' 9" (7.54m x 4.50m) UPVC double glazed patio doors to rear garden. UPVC double glazed window to rear and side.. Two built-in double storage cupboards.

Double Garage.

17' 9" x 17' 10" (5.41m x 5.44m) Twin Up & Over doors. Two UPVC double glazed window. Loft access. Power and light.

First Floor Landing

UPVC double glazed window to front. door to airing cupboard. Loft access.

Bedroom 1

16' 2" x 14' 9" (4.93m x 4.50m) UPVC double glazed window to rear. Radiator. Three wall lights. Double doors to en-suite.

En-suite

7' 11" x 2' 10" (2.41m x 0.86m) UPVC double glazed window to side. Tiled shower cubicle. Wash hand basin within vanity unit. Radiator. Tiled walls

Bedroom 2

13' 5" x 11' 11" (4.09m x 3.63m) UPVC double glazed window to front. Radiator. Fitted wardrobes.

Bedroom 3

10' 7" x 14' 10" (3.23m x 4.52m) UPVC double glazed window to rear. Radiator. Fitted wardrobe.

Bedroom 4

8' 10" x 12' 10" (2.69m x 3.91m) UPVC double glazed window to front. Radiator. Fitted wardrobe.

Family Bathroom

10' 3" x 10' 8" (3.12m x 3.25m) UPVC double glazed window to rear. Double ended bath. Tiled shower cubicle. WC Wash hand basin. Radiator. Tiled walls. Extractor fan.

Garage

29' 9" x 23' 5" (9.07m x 7.14m) Triple doors. Power and light. Pedestrian door.

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.