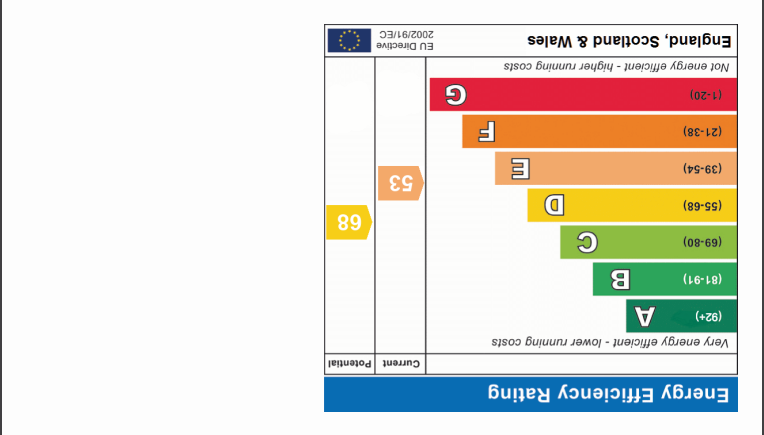


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Two Crickhollow

Pigeon Street

Walpole St Andrew

OIEO £355,000

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# Two Crickhollow

## Walpole St Andrew, Wisbech, PE14 7HR

This lovely semi-detached property with field views, in the village of Walpole St Andrew has been extremely well looked after by the current owners. The property has three reception rooms, two of which have log burning stoves, plus a wonderful kitchen/dining room with a butler style sink and a utility room There are 3 bedrooms, two of which have fitted cupboards. The family bathroom has a roll top bath as well as a shower cubicle and "his and hers" sinks. For added convenience the W.C is separate to the main bathroom. Outside there is a well proportioned patio area with an area laid to lawn with mature planting. There is a gate access leading to the gravelled parking area and double garage with solar panels. Lots of space and lots of opportunities and certainly a property to view.



Door To Front To:

Entrance Hall  
7' 9" x 11' 9" (2.36m x 3.58m) Double glazed window to front & rear: Radiator: Staircase to first floor: Under stairs storage.

Living Room  
9' 1" x 14' 6" (2.77m x 4.42m) Double glazed window to front. Patio doors to rear: Radiator: Feature fireplace with wood burning stove, stone hearth and wooden mantle. Radiator:

Snug  
12' 11" x 9' 6" (3.94m x 2.90m) Double glazed window to front. Log burning stove on stone hearth. Doors to Family Room. Radiator:

Family Room  
13' 2" x 8' 11" (4.01m x 2.72m) Double glazed window to front. Patio doors to garden. Radiator:

Kitchen/Dining Room  
7' 6" x 14' 5" (2.29m x 4.39m) Kitchen Area: Double glazed window to front and rear: Fitted with a range of wall and base units with marble work top. Ceramic butler sink with mixer tap. Spot lights. Space for range style cooker. Laminate floor:

9' 1" x 10' 6" (2.77m x 3.20m) Dining Area: Radiator: Double glazed window to front. opening to Utility Room

Utility Room  
6' 4" x 5' 10" (1.93m x 1.78m) Double glazed window to rear: Fitted with base and wall units with marble work tops. Spot lights. Radiator: Opening to rear lobby.

Cloakroom  
2' 5" x 5' 10" (0.74m x 1.78m) Wash hand basin. W.C. Radiator: Extractor fan. Laminate floor:

Lobby  
6' 9" x 5' 2" (2.06m x 1.57m) Storage cupboards Door to rear:

Landing  
17' 10" x 2' 4" (5.44m x 0.71m) Double glazed window to rear: Airing cupboard.

Bedroom One  
13' 3" x 14' 5" (4.04m x 4.39m) Max. Double glazed window to front and rear: Radiator: Three fitted wardrobes.

Bedroom Two  
9' 8" x 8' 5" (2.95m x 2.57m) Double glazed window to front. Fitted cupboard. Radiator

Bedroom Three  
7' 8" x 8' 6" (2.34m x 2.59m) Double glazed window to front. Radiator: Loft hatch.

Family Bathroom  
9' 1" x 7' 6" (2.77m x 2.29m) Double glazed window to side. Roll top bath with shower mixer tap. His and Hers sinks within unit. Shower cubicle. Spot lights. Radiator

WC  
6' 4" x 2' 11" (1.93m x 0.89m) Double glazed window to rear: W.C. Ceramic wash hand basin with mixer tap within unit. Radiator:

Double Garage.  
Solar panels. Power and light.

Outside.  
Raised patio area. Mature garden with pathway leading to gate. Gravel parking area leading to double garage.

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.