

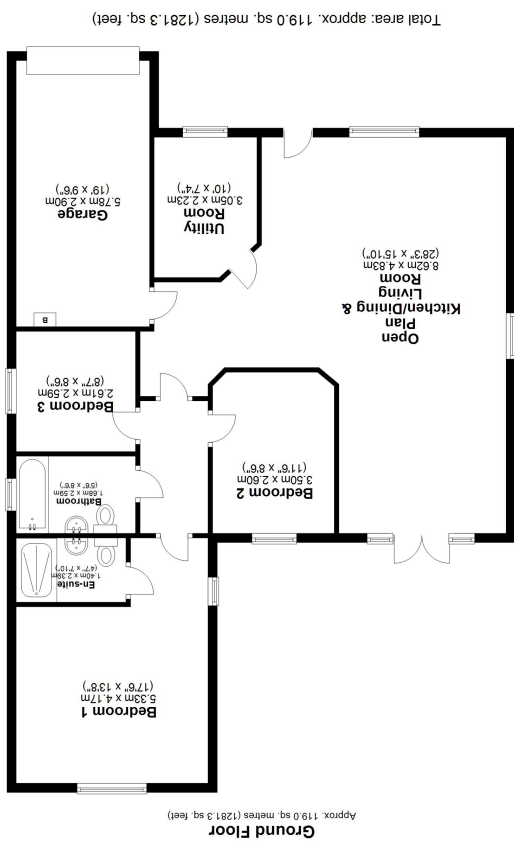
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9 Market Place, Downham Market

SALES • LETTINGS • MORTGAGES
King & Partners



3 Anvil Way Hungate Road

Emneth

Wisbech, PE14 8DN

£350,000

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Hungate Road

Emneth , Wisbech, PE14 8DN

(PHOTOS OF SIMILAR PLOT) This NEW traditionally built 3 bedroom detached bungalow is located on a development site in the popular well served village of Emneth by local reputable builders B D UPTON. The property is finished to a HIGH STANDARD including modern air source heating, integrated kitchen appliances, electric garage door, alarm system, quality sanitary ware and UPVC double glazed windows. Outside the property benefits from a covered porch, outside lighting, generous gravel driveway, patio and fenced rear garden. Inside the property has a modern contemporary feel with an open plan kitchen/dining and living room with doors out to the garden, a utility room, inner hall, 3 bedrooms, master en-suite and family bathroom. A REALLY GREAT NEW HOME FROM AWARD WINNING BUILDERS.



Open Plan Kitchen/Dining & Living Room

28' 3" x 16' 9" (8.61m x 5.11m) narrowing to 12' 1" Double glazed window to front and side. Units at base and wall level. Built in oven, hob and extractor hood. Integrated dishwasher. Sink and drainer. Integrated fridge freezer. Television point. Spotlights to kitchen area. Door to utility. Doors to inner hall & integral garage. Double glazed French doors to garden.

Utility Room

10' 0" x 7' 4" (3.05m x 2.24m) Double glazed window to front. Units at base and wall level. Tall broom cupboard. Sink and drainer. Space for washing machine and tumble dryer. Extractor fan.

Inner Hall

Doors to bedroom and bathroom.

Bedroom 1

17' 6" x 13' 8" (5.33m x 4.17m) Double glazed window to rear and side. Television point. Door to En-suite.

En-suite

7' 10" x 4' 7" (2.39m x 1.40m) Fitted with a shower cubicle. Wash hand basin and W.C. within vanity unit. Shaver point. Extractor fan. Spotlights.

Bedroom 2

11' 6" x 8' 6" (3.51m x 2.59m) Double glazed window to rear. Television point.

Bedroom 3

8' 7" x 8' 6" (2.62m x 2.59m) Double glazed window to side. Television point.

Bathroom

8' 6" x 5' 6" (2.59m x 1.68m) Double glazed window to side. Fitted with panelled bath with shower over and screen. Wash hand basin and W.C. to vanity unit. Extractor fan.

Agents Note

Please note that the photos showing are of similar properties on the same development and potential buyers should satisfy themselves as to the exact specification prior to purchase.

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.

