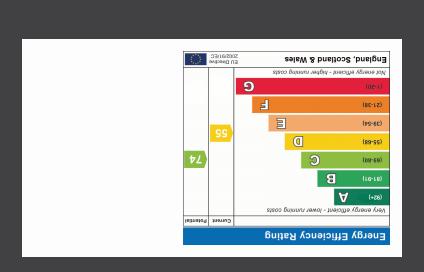
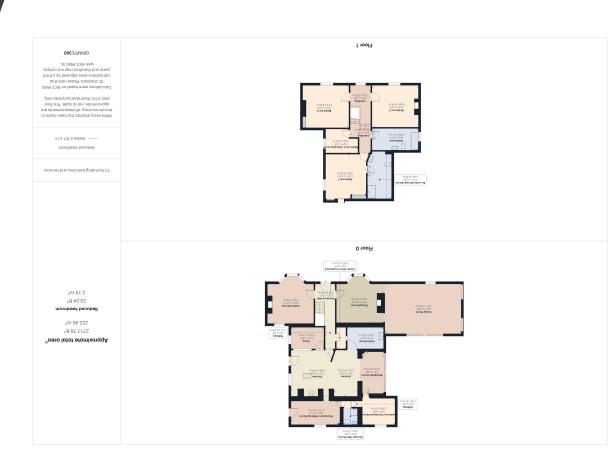
9 Market Place, Downham Market PE38 9DG 01366 385588 info@kingpartners.co.uk





Wisbech, PEI4 8SE

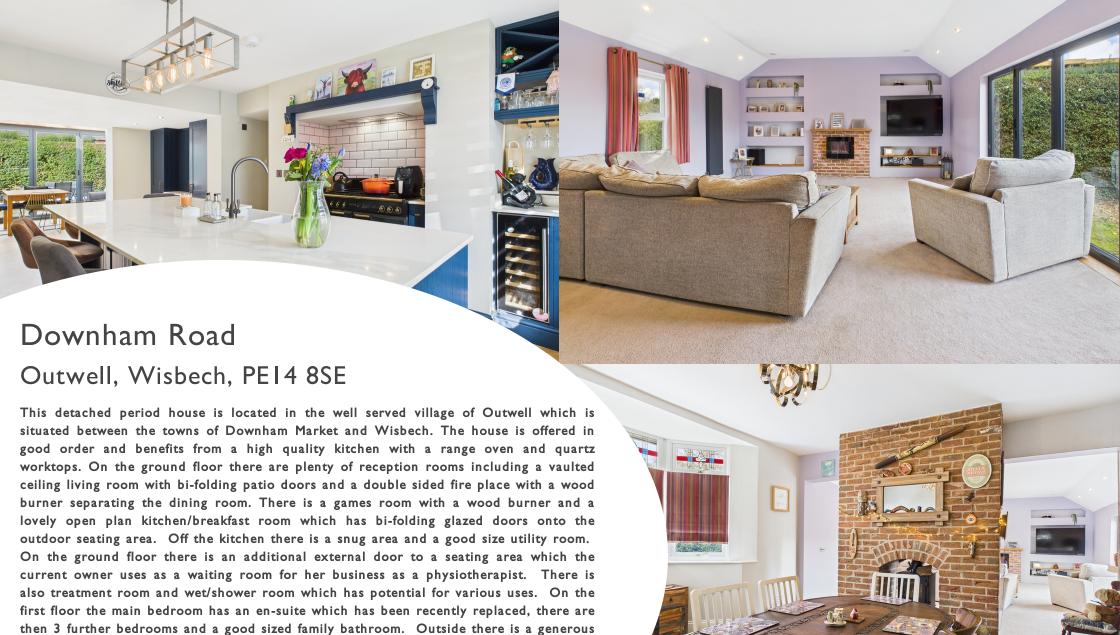


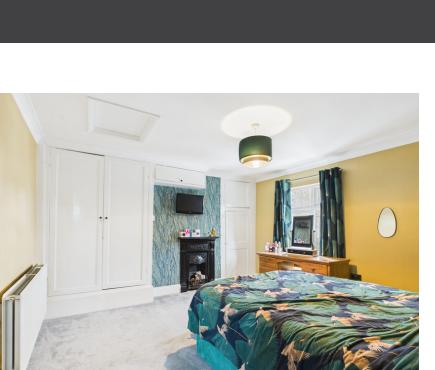
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£500,000





size home which must be viewed to fully appreciate all it has to offer.

driveway and turning area with double gates providing access to the rear. To the rear is a large enclosed garden mainly laid to grass with a barbeque and seating area. A great



Entrance Hall

Luxury Vinyl Tiled flooring. Staircase to first floor. Under stirs storage. Radiator.

Games Room

14' 9" \times 12' 11" (4.50m \times 3.94m) UPVC double glazed bay fronted window to front. UPVC double glazed window to rear. Cast iron wood burner to fireplace. Tiled floor:

ining Room

14' 7" \times 12' 10" (4.45m \times 3.91m) UPVC double glazed bay fronted window to front. Exposed brick fireplace with wood burner. Luxury Vinyl Tiled flooring. Radiator. Opening to Living Room.

iving Room

24' 3" \times 16' 6" (7.39m \times 5.03m) UPVC double glazed window to front UPVC double glazed bi-folding doors to rear. Feature fireplace with electric fire. Two radiators. Spot lights to vaulted ceiling.

Kitchen/Breakfast Room

20' l" \times 14' 6" (6.12m \times 4.42m) Max. UPVC double glazed window to side. Fitted with bespoke kitchen units with a large central island. Quartz worktops. Integrated dishwasher. Range electric oven with gas hob. Extractor hood. Ceramic sink. Integrated fridge freezer. Wine cooler. Spot lights. Double glazed door to side. Door to utility room. Door to annexe sitting room.

Breakfast Room

7' 3" \times 13' 6" (2.21m \times 4.11m) Double glazed bi-folding doors. Glazed roof. Exposed feature brick work.

Snug

10' 7" \times 7' 0" (3.23m \times 2.13m) UPVC double glazed window to side. Television point. Spotlights. Brush chrome switches. Radiator.

Annexe Living Room

15' 7" \times 7' 11" (4.75m \times 2.41m) UPVC double glazed door to side. Tiled floor Radiator. Door to Treatment Room

Treatment Room/Additional Bedroom

10' 9" \times 8' 9" (3.28m \times 2.67m) UPVC double glazed window to rear Radiator. Electric heater. Tiled floor.

Shower/Wet Room

4' 10" \times 5' 0" (1.47m \times 1.52m) Electric shower. Wash hand basin. W.C. Tiled walls and floors. Extractor fan.

Utility Room

II' $3'' \times 6'$ 7'' (3.43m \times 2.01m) Fitted with wall and base units incorporating a stainless steel sink and drainer with mixer tap. Space for washing machine and tumble dryer. Space for American style fridge freezer. Spot lights.

First Floor Landing

UPVC double glazed window to front.

Bedroom I

12' 11" \times 13' 5" (3.94m \times 4.09m) UPVC double glazed window to side. Radiator. Double doors to airing cupboard. Door to wardrobe. Cast iron fireplace.

En-suite

7' II" \times 15' 0" (2.41m \times 4.57m) Double width shower cubicle. Wash hand basin within vanity unit. W.C. to built-in storage units. Two Velux windows. Extractor fan. Spot lights.

Bedroom 2

13' $6" \times 13'$ 4" $(4.11m \times 4.06m)$ UPVC double glazed window to front. Radiator. Built-in cupboard. Television point.

Bedroom 3

14' 3" \times 13' 3" (4.34m \times 4.04m) UPVC double glazed window to front. Cast iron feature fireplace. Radiator. Television point.

Bedroom 4/Dressing Room

10' 7" \times 7' 4" (3.23m \times 2.24m) UPVC double glazed window to side. Radiator:

Bathroom

15' 0" x 6' 11" (4.57m x 2.11m) Roll top bath. W.C. Wash hand basin. Corner storage cupboard. Heated towel rail. Spot lights.

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.