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24 Downham Road
Outwell
Wisbech, PE14 8SE

£500,000

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Downham Road

Outwell, Wisbech, PE14 8SE

This detached period house is located in the well served village of Outwell which is situated between the towns of Downham Market and Wisbech. The house is offered in good order and benefits from a high quality kitchen with a range oven and quartz worktops. On the ground floor there are plenty of reception rooms including a vaulted ceiling living room with bi-folding patio doors and a double sided fire place with a wood burner separating the dining room. There is a games room with a wood burner and a lovely open plan kitchen/breakfast room which has bi-folding glazed doors onto the outdoor seating area. Off the kitchen there is a snug area and a good size utility room. On the ground floor there is an additional external door to a seating area which the current owner uses as a waiting room for her business as a physiotherapist. There is also treatment room and wet/shower room which has potential for various uses. On the first floor the main bedroom has an en-suite which has been recently replaced, there are then 3 further bedrooms and a good sized family bathroom. Outside there is a generous 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 size home which must be viewed to fully appreciate all it has to offer.



Entrance Hall

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

Games Room

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

Dining Room

14' 7" x 12' 10" (4.45m x 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.

Living Room

24' 3" x 16' 6" (7.39m x 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' 1" x 14' 6" (6.12m x 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" x 13' 6" (2.21m x 4.11m) Double glazed bi-folding doors. Glazed roof. Exposed feature brick work.

Snug

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

Annexe Living Room

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

Treatment Room/Additional Bedroom

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

Shower/Wet Room

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

Utility Room

11' 3" x 6' 7" (3.43m x 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 1

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

En-suite

7' 11" x 15' 0" (2.41m x 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" x 13' 4" (4.11m x 4.06m) UPVC double glazed window to front. Radiator. Built-in cupboard. Television point.

Bedroom 3

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

Bedroom 4/Dressing Room

10' 7" x 7' 4" (3.23m x 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.