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# Rowde House

Bar Drove

Friday Bridge

£650,000

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# Rowde House

Friday Bridge, Wisbech, PE14 0NA

Rowde House was built in 2015 as a self build by the existing owner. The layout inside has been thoughtfully designed to accommodate a large family with plenty of options for space to entertain. The kitchen/dining area has dual aspect windows to offer space and light. The kitchen area features a central island with seating plus multiple integrated appliances and space for meal preparation. From the kitchen there is easy access to the garden room with double doors to the rear garden or just an extra space to enjoy the garden views. The living room benefits from a log burning stove for character and warmth plus patio doors that lead to the garden and a bay window to the front. Upstairs are 4 generous bedrooms two of which have En-suites plus a generous family bathroom. Outside is a detached double garage with a storage space above all with power and light. Parking is available via the gravelled frontage to allow easy access for multiple vehicles. The gardens that surround the property are well laid out and maintained with mature planting, an ornamental pond and plenty of space to enjoy the outside. Air-source heating and solar panels really add to the efficiency of this property which offers modern and generous living in a lovely location.



## Entrance Hall

Staircase to first floor: Tiled floor: Spotlights.

## Study

11' 7" x 10' 8" (3.53m x 3.25m) UPVC double glazed window to front. Laminate floor:

## Cloakroom

Tiled floor: WC. Wash hand basin.

## Living Room

19' 4" x 17' 6" (5.89m x 5.33m) UPVC double glazed patio doors to rear: UPVC double glazed bay window to front. Log burning stove within brick surround with oak mantle. Laminate floor:

## Kitchen

17' 2" x 15' 0" (5.23m x 4.57m) UPVC double glazed window to rear: Tiled floor: Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Double oven. Hob. Extractor Fan. Central island with storage and seating. Integrated fridge freezer & dishwasher: Spot lights. Tiled floor: Exposed brick wall.

## Dining Area

12' 1" x 18' 1" (3.68m x 5.51m) Double glazed windows to front. Double doors to hallway: Door to utility room. Tiled floor:

## Utility room

4' 9" x 12' 6" (1.45m x 3.81m) UPVC double glazed door to side. Tiled floor: Fitted with base units. Stainless steel sink and drainer with mixer taps. Space for washing machine.

## Garden Room

12' 6" x 16' 0" (3.81m x 4.88m) UPVC double glazed patio doors to rear and window to side. Tiled floor: Spotlights. Boiler airing cupboard.

## Landing

UPVC double glazed window to front. Loft access. Radiator:

## Bedroom 1

12' 1" x 17' 5" (3.68m x 5.31m) UPVC double glazed window to rear. Two fitted wardrobes. Radiator:

## En-suite

4' 6" x 9' 3" (1.37m x 2.82m) Shower cubicle. Wash hand basin within vanity unit. WC. Heated towel rail. Tiled floor: Spot lights. Velux roof window.

## Bedroom 2

12' 6" x 16' 1" (3.81m x 4.90m) UPVC double glazed window to rear: Radiator:

## En-suite

5' 4" x 6' 6" (1.63m x 1.98m) Shower cubicle. Wash hand basin. WC. Tiled floor: Heated towel rail. Spot lights

## Bedroom 3

12' 10" x 10' 7" (3.91m x 3.23m) UPVC double glazed window to rear: Radiator: Loft access.

## Bedroom 4

11' 7" x 10' 9" (3.53m x 3.28m) UPVC double glazed window to front. Radiator: Fitted wardrobe..

## Bathroom

12' 11" x 8' 4" (3.94m x 2.54m) Oval bath. WC. Two wash hand basins within vanity unit. Heated towel rail. Shower cubicle. Tiled floor: Radiator: Velux roof window.

## Garage

21' 11" x 22' 11" (6.68m x 6.99m) Electric Up & Over door: Staircase to upper storage area. Pedestrian door to rear: Power and light.

## Storage Area

11' 1" x 22' 7" (3.38m x 6.88m) Window. Power & Light.

## Garden

Mature planting and trees. Covered seating area. Mature pond with covered seating area. Extensive lawns. Garden approximately three quarters of an acre (STMS).

## 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.