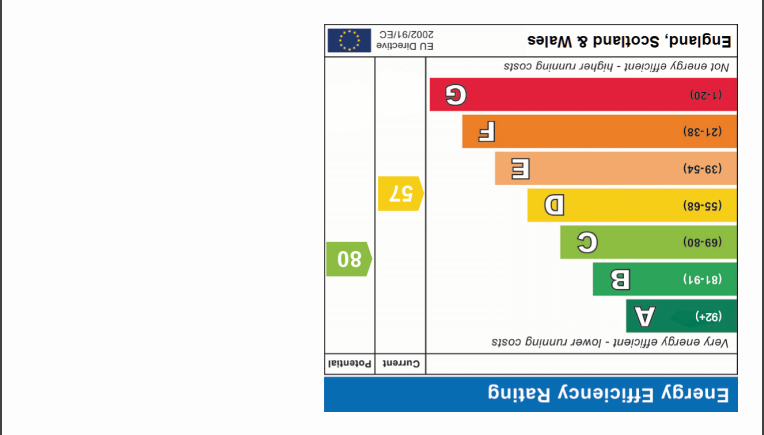


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8a Trafford Road

Wisbech, PE13 2EJ

£325,000

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Trafford Road

Wisbech, PE13 2EJ

This lovely 4 bedroom house offers the opportunity for a downstairs reception room to be utilised as a fourth bedroom if needed, with the additional benefit of a downstairs shower room. There is a modern kitchen/dining room and a spacious living room with a feature fireplace and patio doors to the garden. Upstairs the master bedroom has an en-suite and there are two further bedrooms and a family bathroom. Outside is an enclosed garden and a garage with driveway parking. A spacious property with flexible living.



Part Glazed Door To:

Entrance Hall

Radiator. Staircase to first floor.

Living Room

13' 7" x 18' 8" (4.14m x 5.69m) Two UPVC double glazed windows to side. Two radiators. Patio doors to rear. Feature fireplace. Under stairs storage.

Shower Room

6' 9" x 6' 9" (2.06m x 2.06m) UPVC double glazed window to rear. Shower/wet area. Wash hand basin. W.C. Heated towel rail. Extractor fan. W.C.

Kitchen/Dining Room

11' 8" x 18' 8" (3.56m x 5.69m) Max. UPVC double glazed window to side. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Electric oven & hob with extractor hood. Integrated dishwasher. Space for fridge freezer. Space for tumble dryer. Spot lights. Door to side.

Dining Room/Bedroom 4

12' 9" x 12' 2" (3.89m x 3.71m) UPVC double glazed window to side. Radiator. Patio doors to garden. Radiator.

Landing

8' 0" x 7' 0" (2.44m x 2.13m) UPVC double glazed window.

Bedroom 1

15' 9" x 9' 4" (4.80m x 2.84m) UPVC double glazed window. Radiator.

En-suite

6' 0" x 5' 6" (1.83m x 1.68m) Velux window. Shower cubicle with electric shower. W.C. Wash hand basin. Extractor fan.

Bedroom 2

13' 8" x 9' 4" (4.17m x 2.84m) UPVC double glazed window. Radiator.

Bedroom 3

8' 11" x 9' 4" (2.72m x 2.84m) UPVC double glazed window. Radiator. Fitted wardrobe.

Bathroom

9' 5" x 8' 5" (2.87m x 2.57m) UPVC double glazed window. Panelled bath. Shower cubicle. W.C. Wash hand basin. Extractor fan. Radiator.

Rear Garden

Patio areas. Mature shrubs. Borders. Storage shed.

Front Garden.

Block paved drive leading to garage. Gravelled areas with shrubs.

Garage

Up & Over door. Pedestrian Door.

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.