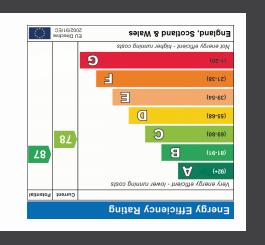


# EALES - LETTINGS - MORTGAGES





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## Five Oaks

Hall Road

Outwell

OIEO £350,000

King&Partners SALES · MORTGAGES

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## Five Oaks

### Outwell, Wisbech, PEI4 8PE

Situated in the pretty village of Outwell which has local shops and a primary school. This modern and bright property offers the flexibility of a downstairs bedroom/sitting room, a kitchen/dining room with modern appliances and a separate utility room, as well as a downstairs cloakroom. The living room is at the rear with patio doors leading out onto the rear garden with a lovely patio area for entertaining. Upstairs are two bedrooms both with fitted wardrobes, the master having an en-suite shower room. In addition is a family bathroom with an attractive roll top bath.

Outside the wrap around garden has a log cabin which has an electric fuse board and could easily be used as a home office or craft room. The garden extends round and leads to a gravel frontage with access to the garage. The garage has the potential for many uses, subject to planning as it has a door leading directly back into the main house plus a UPVC double glazed window. All in all a well presented flexible property in a village location.





#### UPVC Glazed Door Leading To:

#### **Entrance Hall**

 $11'4'' \times 8'8'' (3.45m \times 2.64m)$  Max. UPVC Double Glazed panel. Staircase to first floor. Tiled floor. Underfloor heating. Internal door to garage.

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#### Kitchen/Dining Room

II'7" x 23' 0" (3.53m x 7.01m) UPVC double glazed window to side and rear. Spot lights. Fitted with a range of wall and base units with roll edge worktop over incorporating a sink and drainer with mixer tap. Double oven. Electric hob with extractor hood. Integrated dishwasher and fridge. Television point. Under floor heating. Opening to living room

#### Living Room

16' 0"  $\times$  11' 8" (4.88m  $\times$  3.56m) UPVC double glazed patio doors to rear patio area. Tiled floor. Under floor heating. Spot lights. Television & telephone points.

#### Utility Room

#### Bedroom I

14' 10" x 10' 5" (4.52m x 3.17m) UPVC double glazed window to side. Radiator. Fitted wardrobes. Television point. Door to En-suite.

#### En-suite

7' 9" x 4' 9" (2.36m x 1.45m) UPVC double glazed skylight window. Quadrant shower cubicle. Wash hand basin within vanity unit. Heated towel rail. Extractor fan.

#### Bedroom 2

15' 0" x 9' 11" (4.57m x 3.02m) UPVC double glazed window to front. Radiator. Fitted wardrobes. Television point

#### Bathroom

8' 8" x 7' 7" (2.64m x 2.31m) UPVC double glazed skylight window. Roll top bath. Wash hand basin within vanity unit. W.C. Heated towel rail. Extractor fan.

#### Garage Door

19' 8" x 9' 9" (5.99m x 2.97m) Electric doors. Door to internal



6' 0" x 9' 6" (1.83m x 2.90m) UPVC double glazed window to rear. Door to rear. Underfloor heating.

#### Cloakroom

4' 11" x 3' 0" (1.50m x 0.91m) W.C. Wash hand basin within vanity unit. Extractor fan. Karndean flooring. Under floor heating.

#### Bedroom 3/Sitting Room

11' 7" x 13' 10" (3.53m x 4.22m) UPVC double glazed window to front. Underfloor heating. Television point.

#### First Floor Landing

UPVC double glazed window to front. Radiator. Airing cupboard. Loft hatch.

hall. UPVC double glazed window to side. Wall mounted boiler.

#### Outside

To the rear is a patio area leading round to a side lawn. Log cabin with electric fuse board. Gravelled parking area with access to the garage.

#### 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.