



Five Oaks
Hall Road
Outwell

OIEO £350,000



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Five Oaks

Outwell, Wisbech, PE14 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" x 8' 8" (3.45m x 2.64m) Max. UPVC Double Glazed panel. Staircase to first floor. Tiled floor. Underfloor heating. Internal door to garage.

Kitchen/Dining Room

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

Utility Room

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.

Bedroom 1

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 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.

