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# Plot 5 3 Contour Close

Wisbech

Wisbech, PE14 8DE

£350,000

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01366 385588  
 info@kingpartners.co.uk



# 3 Contour Close

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This NEW traditionally built 3 bedroom detached bungalow is located on a development site in the popular well served village of Emneth by local reputable builders B D UPTON. The property is finished to a HIGH STANDARD including FLOORING THROUGHOUT, underfloor air source central heating, integrated kitchen appliances, electric garage door, alarm system, quality sanitary ware, flooring included throughout and UPVC double glazed windows. Outside the property benefits from outside lighting and tap, generous gravel driveway, patio and fenced rear garden. Inside the property has a modern contemporary feel with an open plan kitchen/dining and living room with doors out to the garden, utility room, 3 bedrooms, master en-suite and family bathroom. A REALLY GREAT NEW HOME FROM AWARD WINNING BUILDERS.



## Double Glazed Composite Door To:

### Entrance Hall

5' 2" x 18' 4" (1.57m x 5.59m) UPVC double glazed window. Doors to open plan kitchen & integral garage. Luxury Vinyl Tiled Flooring. Alarm keypad. Telephone point. Loft access. Opening to Inner hall.

### Open Plan Kitchen/Family/Living Room

22' 8" x 17' 9" (6.91m x 5.41m) Units at base and wall level. Sink and drainer. Built in eye level electric double oven, hob and extractor hood. Integrated dishwasher and fridge freezer. Spot lights to kitchen area. Luxury Vinyl Tiled Flooring. Two sets of UPVC double glazed sliding doors to rear patio/garden. Television point.

### Utility room

9' 11" x 6' 3" (3.02m x 1.91m) Units at base and wall level. Stainless steel sink and drainer. Space for washing machine and tumble drier. Luxury vinyl tiled flooring. UPVC double glazed door to side.

### Inner Hall

11' 7" x 3' 2" (3.53m x 0.97m) Doors to bedrooms and bathroom. Luxury Vinyl Tiled Flooring.

### Bedroom 1

11' 9" x 10' 2" (3.58m x 3.10m) UPVC double glazed window to rear. Television point. Door to En-suite.

## En-suite Shower Room

7' 3" x 4' 5" (2.21m x 1.35m) Fitted with a shower cubicle, wash hand basin, WC. Shaver point. Luxury Vinyl Tiled Flooring. Extractor fan. Spot lights.

### Bedroom 2

10' 10" x 9' 3" (3.30m x 2.82m) Double glazed window to front. Television point.

### Bedroom 3

7' 5" x 9' 3" (2.26m x 2.82m) UPVC double glazed window to front. Television point.

## Bathroom

7' 3" x 5' 5" (2.21m x 1.65m) Double glazed window to side. Fitted with a panelled bath with shower over and screen. Wash hand basin and WC. Extractor fan. Luxury Vinyl Tiled Flooring.

## 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.

