



Contour Close

Emneth, Wisbech, PE14 8DS

This **NEW** traditionally built 4 bedroom detached house 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 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 room with bi-folding doors out to the garden, living room, study, utility room, 4 bedrooms, two en-suite's and family bathroom. A **REALLY GREAT NEW HOME FROM AWARD WINNING BUILDERS**.



Entrance Hall

Composite door to front. Doors to cloakroom and open plan kitchen/dining room.

Cloakroom

W.C. Hand wash basin.

Open Plan Kitchen/Dining Room

8.09m x 5.44m (26' 7" x 17' 10") Max. Units at base & wall level. Built in Oven, hob & extractor hood. Integrated dishwasher. Sink & drainer. Bi-folding doors to rear. Window to front. Stairs to first floor with cupboard under. Doors to living room, study and utility room.

Utility Room

2.36m x 1.88m (7' 9" x 6' 2") Units at base level. Space for washing machine & tumble drier. Window to side.

Study

2.86m x 2.37m (9' 5" x 7' 9") Window to front.

Living Room

4.92m x 3.67m (16' 2" x 12' 0") Bi-folding doors to rear. Two windows to side.

First Floor Landing

Bedroom 1

Window to rear and side. Door to en-suite.

En-Suite

Shower cubicle. W.C. Hand wash basin. Window to side.

Bedroom 2

Window to rear. Door to en-suite.

En-Suite

Shower cubicle. W.C. Hand wash basin.

Bedroom 3

Window to front.

Bedroom 4

Window to front.

Family Bathroom

Bath. W.C. Hand wash basin. Window to side.

Agents Note

Prospective buyers should be aware that the internal photos shown are of a previous completed home on the estate and are for guidance only.

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.

