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95 The Wroe

Emneth

Wisbech, PE14 8AS

OIEO £370,000

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# The Wroe

Emneth, Wisbech, PE14 8AS

This lovely 3 bedroom detached house is situated on a good sized plot with field views in the popular village of Emneth. The property consists of a bay fronted living room with a feature stone fireplace and doors to the dining room. The dining room has lovely patio doors to the rear garden. The fitted kitchen has a walk-in pantry. In addition there is a separate utility and a downstairs cloakroom. The study has the potential to be used as a downstairs bedroom if needed. On the upper floor are three bedrooms the master having a bay window and fitted wardrobes. Outside to the front the double garage and good sized driveway allows for plenty of parking.



Part Glazed UPVC Double Glazed Door To:

Entrance Hall

Tiled Floor: Part glazed door to hallway.

Hallway

Staircase to first floor: Radiator: Under stairs storage.

Living Room

13' 11" x 22' 11" (4.24m x 6.99m) Bay fronted window. Feature stone fireplace. Radiator: Double doors to dining room.

Dining Room

13' 5" x 11' 10" (4.09m x 3.61m) UPVC double glazed windows. Built in cupboards. Radiator: Patio doors to rear:

Kitchen

10' 4" x 13' 8" (3.15m x 4.17m) UPVC double glazed window to rear: Fitted with a range of wall and base units with worktop over incorporating a sink and drainer with mixer tap. Double electric oven. Electric hob. Extractor hood. Door to rear hallway. Beams. Window to hallway. Door to pantry.

Pantry.

3' 10" x 4' 7" (1.17m x 1.40m) Double glazed window to rear: Storage shelving. Space for fridge and dishwasher:

Hallway

4' 2" x 19' 4" (1.27m x 5.89m) Tiled floor: Radiator: Door to rear:

Utility Room

18' 7" x 4' 11" (5.66m x 1.50m) Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Window to side. Tiled floor:

Cloakroom

2' 11" x 4' 8" (0.89m x 1.42m) UPVC double glazed window. W.C. Wash hand basin. Tiled floor:

Study/Bedroom 4

7' 8" x 7' 8" (2.34m x 2.34m) UPVC double glazed window to rear: Radiator:

Landing

UPVC double glazed window. Radiator: Loft hatch.

Bedroom 1

13' 11" x 12' 4" (4.24m x 3.76m) Bay window to front. Radiator: Fitted wardrobes and dressing table.

Bedroom 2

13' 11" x 10' 3" (4.24m x 3.12m) UPVC double glazed window. Fitted cupboard. Radiator:

Bedroom 3

10' 5" x 7' 2" (3.17m x 2.18m) UPVC double glazed window to front. Radiator:

Bathroom

10' 4" x 8' 3" (3.15m x 2.51m) UPVC double glazed window to rear: Corner spa bath with jets. Wash hand basin within vanity unit. W.C. Double shower cubicle. Heated Towel Rail.

Garage

19' 2" x 16' 10" (5.84m x 5.13m) Power and light.

Outdoor

To the front of the property is an ample driveway leading to the double garage. The rear garden has mature planting and benefits from field views.

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.