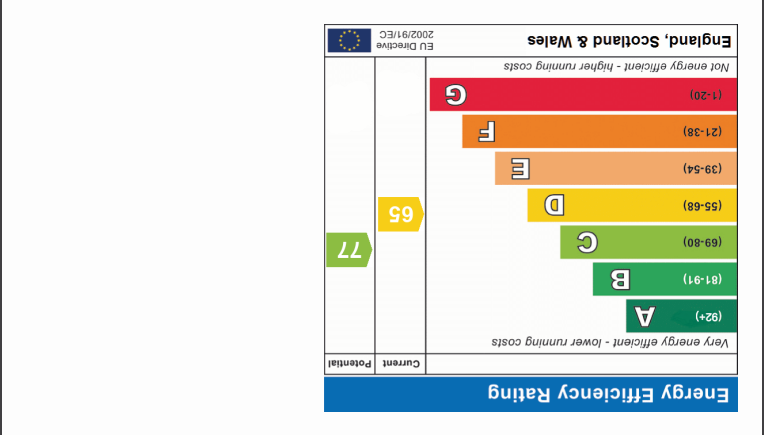


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West Hoathly  
Main Road  
Three Holes

£400,000

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# West Hoathly

## Three Holes, Wisbech, PE14 9JR

Spacious 5-Bedroom Detached Bungalow in Sought-After Village Location Nestled along Main Road in the peaceful village of Three Holes, this substantial five-bedroom detached bungalow offers versatile living space, ideal for growing families or those seeking room to spread out in comfort. Step inside to discover a bright and welcoming living room, complete with a feature fireplace and patio doors that open directly onto the attractive rear garden—perfect for indoor-outdoor living and entertaining. The heart of the home is a well-appointed kitchen, complemented by a separate utility room for added convenience. With a family bathroom, shower room, and a private ensuite to the principal bedroom, there’s plenty of space for everyone. Outside, the generous rear garden is a real highlight, featuring a patio entertainment area ideal for BBQs and summer evenings. To the front, you’ll find ample parking for multiple vehicles, along with a workshop complete with its own cloakroom—an excellent space for hobbies, storage, or potential home working. Further benefits include UPVC double glazing and oil-fired central heating throughout. This fantastic bungalow offers rural charm with modern comforts—early viewing is highly recommended.



Part Glazed Door To:

Hallway  
Radiator: Loft hatch.

Bedroom 3  
11' 7" x 8' 9" (3.53m x 2.67m) UPVC double glazed window to front.  
Radiator:

Bedroom 2  
7' 9" x 12' 1" (2.36m x 3.68m) Max. UPVC double glazed window to front.  
Radiator:

Bedroom 4  
8' 1" x 8' 5" (2.46m x 2.57m) UPVC double glazed window to side. Radiator:

Bedroom 5  
8' 1" x 8' 5" (2.46m x 2.57m) UPVC double glazed window to side. Radiator:

Dining Room  
11' 6" x 8' 9" (3.51m x 2.67m) UPVC double glazed window to hallway.  
Opening to living room. Radiator:

Living Room  
18' 10" x 11' 9" (5.74m x 3.58m) UPVC double glazed window to front.  
Feature fireplace. Radiator: Patio doors to rear:

Kitchen  
9' 4" x 11' 11" (2.84m x 3.63m) 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. Space for dishwasher. Radiator:

Shower Room  
9' 3" x 2' 9" (2.82m x 0.84m) Shower cubicle. Wash hand basin. WC. Spot lights. Radiator:

Bathroom  
6' 10" x 5' 7" (2.08m x 1.70m) UPVC double glazed window to side. Bath. WC and wash hand basin within vanity unit. Radiator:

Utility Room  
6' 3" x 6' 0" (1.91m x 1.83m) UPVC double glazed window to side. Door to airing cupboard with emersion. Wall mounted boiler. Base unit with worktop over. Sink with mixer tap. Space for washing machine and tumble dryer. Extractor fan.

Rear Hall  
3' 4" x 7' 2" (1.02m x 2.18m) Door to rear garden. Radiator:

Bedroom 1  
12' 9" x 11' 5" (3.89m x 3.48m) Max. Double patio doors to rear garden. Radiator: Fitted wardrobes. Door to En-suite

En-suite  
5' 4" x 5' 1" (1.63m x 1.55m) UPVC double glazed window to side. Wash hand basin within vanity unit. Radiator: WC Shower cubicle.

Workshop  
UPVC part glazed door and panel to front. Archway to workroom. Door to Cloakroom.

Cloakroom  
7' 6" x 3' 1" (2.29m x 0.94m) 7' 6" x 3' 1" (2.29m x 0.94m) WC. Wash hand basin

Workroom  
Two double glazed windows to side. Door to rear garden.

Front  
Generous gravelled frontage with ample parking. Mature planting. Gate

Rear Garden  
Side gate to gravel driveway. Enclosed patio entertaining area with gate to lawn area with mature planting and shrubs. Oil tank.

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.

