



Bells Drove, Welney, PE14 9TG

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Fieldview, Bells Drove, Welney Wisbech PE14 9TG

A well presented two bedroom detached bungalow situated in a picturesque setting with views over open countryside to front and rear and just short drive from Littleport.

- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Two Bedrooms
- Bathroom
- Ample Off Road Parking
- Views to Open Countryside tor Front and Rear
- Rear Enclosed Garden

Guide Price: £224,950



WELNEY The village of Welney is situated 11 miles south west of Downham Market and 6 miles from the small Cambridgeshire town of Littleport. The Welney Wildfowl and Wetland Centre is close by The centre includes an impressive visitor centre and tea room, excellent observation hides and hosts many events. Nearby, to the south of Welney, is the RSPB Ouse Washes reserve.

The area is at the heart of the black peat Fens, rich for agriculture. The village has a pub/restaurant and local church.

ENTRANCE HALL

Entrance door to front, access to loft, radiator.

SITTING ROOM 20' 9" x 11' 9" (6.33m x 3.60m) Dual aspect room with double glazed windows overlooking fields to the front, two radiators, feature fire recess, double doors opening to:-

KITCHEN/BREAKFAST ROOM

17' 6" x 11' 7" (5.35m x 3.55m) with double glazed window overlooking countryside to the rear. Fitted with a range of wall and base units with work surfaces over, tiled splashbacks and inset 1 & 1/2 bowl stainless steel sink unit with mixer tap over. Spaces for electric cooker, fridge freezer and plumbing for washing machine and dishwasher. Further full length cupboards, radiator, ceramic tiled flooring and door to:-

STUDY/GARDEN ROOM 14' 5" x 11' 8" (4.40m x 3.56m) with double glazed windows to side and rear with patio doors opening to Conservatory. Radiator, ceramic tiled flooring.

CONSERVATORY 9' 10" x 9' 2" (3.00m x 2.80m) with polycarbonate roof and double glazed windows & door. Cat flap, ceramic tiled flooring.

BEDROOM ONE 12' 3" x 9' 6" (3.75m x 2.92m) with double glazed window to front. Radiator, built-in wardrobes with overhead storage and hanging space.

BEDROOM TWO 10' 8" x 9' 1" (3.26m x 2.77m) with double glazed window to side, built-in wardrobe with overhead storage and hanging space, radiator.

BATHROOM

Fitted with a three piece suite comprising low level WC, wash hand basin and panel enclosed bath. Tiled splashbacks, built-in feature cupboard/alcove, radiator, ceramic tiled flooring.

EXTERIOR

The property is situated on a generous plot with gravelled driveway providing ample off road parking, gated access either side leads to the rear. The rear garden is predominantly laid to lawn with a large patio area having views to open countryside and further side area with timber shed.

TENURE

The property is freehold

EPC Rating

To Follow

VIEWINGS

By Arrangement with Pocock & Shaw
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REF

MJW/6329





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

