



MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01945 428820

Residential Sales

£375,000



Ref: J409

32 School Road, West Walton, Wisbech, Cambridgeshire PE14 7ES

A Spacious 3 Bedroom Detached House, located in a highly sought-after area. Benefitting from a Lounge, Kitchen/Breakfast Room, Utility Room, Dining Room, Study, Downstairs Cloakroom. 3 Double Bedrooms and a Family Bathroom. An Integral Single Garage, Ample Off-Road Parking for numerous cars. Good size South facing rear garden. This property is offered with Vacant Possession and No Forward Chain.



Offices at March and Wisbech

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ENTRANCE HALL 15' 1" x 9' 8" (4.62m x 2.96m) Wooden part glazed, front door with double glazed, leaded glass, side panels. Brick pillar storm porch over. Stairs to first floor. Under stairs storage cupboard. Telephone socket. Radiator.

LOUNGE 22' 10" x 14' 8" (6.97m x 4.48m) Bay style double glazed, leaded glass window to front and double glazed patio doors to rear - double aspect. Feature stone fireplace. Aerial socket. Two radiators.

DINING ROOM 13' 0" x 9' 8" (3.98m x 2.95m) Double glazed patio doors to rear. Aerial socket. Radiator.

KITCHEN/DINER 18' 6" x 9' 9" (5.65m x 2.99m) Double glazed window to rear. Range of wall and base units with work tops over. One and half sink with drainer and mixer taps. Space for electric free-standing oven. Extractor fan over. Tiled splash backs. Part tiled walls. Aerial socket. Radiator.

STUDY 9' 9" x 9' 8" (2.98m x 2.96m) Double glazed, leaded glass window to front. Radiator.

UTILITY ROOM 11' 4" x 6' 5" (3.47m x 1.97m) Part glazed, double glazed door and window to rear. Base units with worktop. Stainless steel sink and drainer with mixer taps. Plumbing for washing machine and tumble dryer. Tiled splash backs. Radiator. Door to Integral Garage.

INTEGRAL SINGLE GARAGE 22' 0" x 11' 5" (6.73m max x 3.50m) Wooden double glazed window to side. Floor mounted boiler. Up and over door. Door to Cloakroom.

DOWNSTAIRS CLOAKROOM 5' 1" x 3' 4" (1.57m x 1.04m) Wooden double glazed window to side. Low-level WC. Wall mounted hand basin. Tiled splashback.

LANDING Circular feature window to side. Loft access. Radiator.

BEDROOM ONE 19' 11" x 11' 5" (6.08m x 3.50m) Two Double glazed, leaded glass windows to front. Shelved airing cupboard. Built-in wardrobe. Two radiators. Aerial socket.

BEDROOM TWO 13' 4" x 9' 9" (4.08m x 2.98m) Double glazed window to rear. Radiator.

BEDROOM THREE 9' 8" x 9' 7" (2.97m x 2.94m) Double glazed window to rear. Radiator.

BATHROOM 10' 1" x 6' 5" (3.08m x 1.96m) Double glazed window to side. Low-level WC. Pedestal hand basin with mixer taps. Corner bath with mixer taps and shower attachment. Shower cubicle. Shaver sockets. Wall mounted electric light. Fully tiled walls. Radiator.



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OUTSIDE To the front 'In-&-Out Horseshoe' style driveway. Part laid to grass. Mature plants, shrubs and bushes. Decorative low-wall to kerb. Wooden fencing to sides. Wooden pedestrian gates to sides. Outside lighting. The rear South facing garden is mainly laid to grass. Patio area. Mature hedging, bushes plants and shrubs. Greenhouse. Oil storage tank.

SERVICES Mains water, electricity and drainage. Oil central heating.

VIEWING Strictly by appointment with the selling agent Maxey Grounds.

POSSESSION Vacant possession upon completion of the purchase.

DIRECTIONS From our offices head towards the Freedom Bridge roundabout and take the second major exit into Lynn Road, with the BP garage on your right. Continue all the way out of the town, passing Bambers Leisure on your right, at the roundabout turn left and head into Walton Highway. After entering the village, turn left immediately before The Highwayman public house into School Road. Continue along this road for some distance and the property can be found on the left.

COUNCIL TAX BAND E

EPC RATING BAND TBC

PARTICULARS PREPARED 21st March 2022



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AWAITING FLOOR PLAN



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.