



**8 Fen Road, Parson Drove**  
Wisbech



Offers Over **£340,000**



# 8 Fen Road

Parson Drove, Wisbech

Tenure- Freehold

- DOUBLE GARAGE AND LOTS OF PARKING
- VILLAGE LOCATION
- CORNER PLOT POSITION
- SPACIOUS ACCOMMODATION THROUGHOUT
- VICTORIAN STYLE UPVC CONSERVATORY
- 3 BEDROOMS, ENSUITE TO MAIN BEDROOM
- 25ft LOUNGE AND 18FT KITCHEN/DINER
- NO UPWARD CHAIN







### **Entrance Hall**

The entrance hall has a small entrance lobby as you enter the property and further doors to all rooms.

### **Lounge**

25' 2" x 11' 10" (7.67m x 3.61m)

A large extended lounge with a feature fireplace, laminate floor, french doors that open to the side and rear plus double doors into a 2nd side entrance hall and the kitchen.

### **Kitchen/diner**

18' 1" x 11' 11" (5.51m x 3.63m)

A fully fitted and spacious kitchen with a full range of hand made oak base, drawer and wall mounted units with a built in double oven, fridge, dishwasher, 5 ring gas hob and cooker hood. There is a tiled floor and french doors that open into the conservatory and lounge.

### **Conservatory**

13' 12" x 10' 9" (4.27m x 3.28m)

The conservatory is a fantastic addition to the property, with a brick base, uPVC construction and a victorian style roof, it is a substantial room that has a multitude of uses. Windows look and french doors open into the rear garden.

### **Utility room**

9' 10" x 5' 11" (3m x 1.8m)

A useful utility room with base and wall units, a round sink set within the worksurface and space and plumbing for a washing machine. A further door leads to the second side entrance area.

### **2nd side entrance hall**

9' 1" x 5' 10" (2.77m x 1.78m)

This hallway/reception area is big enough to be used as an office if required. There are uPVC double doors to outside and further doors into the lounge and utility room.





**Bedroom 1**

11' 11" x 10' 10" (3.63m x 3.3m)

A double bedroom with bay window to the front and a door to the en-suite shower room.

**En-suite Shower Room**

8' 8" x 3' 10" (2.64m x 1.17m)

A useful en-suite with a WC, hand basin & separate shower cubicle. Fully tiled and has a uPVC double glazed window to the side.

**Bedroom 2**

10' 3" x 9' 11" (3.12m x 3.02m)

A double bedroom with fitted bedroom furniture and storage units. Upvc double glazed window to the side.

**Bedroom 3**

10' 2" x 8' 12" (3.1m x 2.74m)

A double bedroom with built in wardrobes and a uPVC double glazed window to the front.

**Family bathroom**

11' 11" x 6' 9" (3.63m x 2.06m)

The bathroom has a fully fitted suite with a bath, bidet and WC set to a vanity unit. The sink is set within a larger vanity unit that has a mirror, storage and lighting. There is a separate shower cubicle with steam facility and body jets etc.

**Garden**

The property is positioned on a corner plot with a substantial front garden that has plenty of off road parking space and a wide variety of plants flowers and shrubs set to decorative borders. The driveway gives access to a double garage that measures 19'2x16'6 and has power and light. The rear garden has an extensive paved area and flower borders plus a greenhouse which is included in the sale.











**Floor Plan**



**NEXT LEVEL  
PROPERTY**

AGENTS THAT CARE

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Poppyfields Wimblington Road, Manea - PE15 0JR

01354 776180

[info@next-level-property.co.uk](mailto:info@next-level-property.co.uk)

[next-level-property.co.uk](http://next-level-property.co.uk)



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