

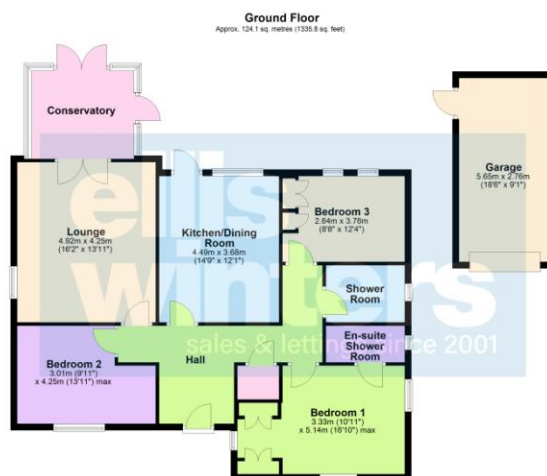
# £375,000

4 Bell Gardens, Wimblington, PE15 0RP



To arrange a viewing call us now on 01354 701000

Nestled in a private cul-de-sac and offered with no chain this lovely bungalow has it all! Accommodation comprises lounge opening to conservatory, kitchen/diner with integral appliances, three double bedrooms with ensuite to master plus fully tiled shower room. Outside there is ample parking and garage plus a lovely south facing rear garden. EPC TBC



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**Hall**  
Radiator, cupboard.

**Lounge**  
4.92m (16'2") x 4.25m (13'11")  
Window to side, two radiators, double doors to:

**Conservatory**  
Glazed construction with vaulted ceiling, fitted with light and power, double door and single door to garden.



**Kitchen/Dining Room**  
4.49m (14'9") x 3.68m (12'1")  
Fitted with wall and base units with under cabinet lighting, integral double oven, hob and hood plus slimline dishwasher, space for washing machine and tumble drier, one and half bowl sink unit with mixer tap, window to rear, radiator, door to garden.

**Bedroom 1**  
5.14m (16'10") max x 3.33m (10'11")  
Two windows to side, window to front, two sets of double wardrobes, dresser and drawers, radiator.



**En-suite Shower Room**  
Fully tiled and fitted with an oversized shower cubicle, wash hand basin and WC, window to side, heated towel rail.

**Bedroom 2**  
4.25m (13'11") max x 3.01m (9'11")  
Window to front, radiator.

**Bedroom 3** 3.76m (12'4") x 2.64m (8'8")  
Two windows to rear, triple wardrobe, radiator.



### Shower Room

Full tiled and fitted with a three piece suite comprising oversized shower, wash hand basin and WC, window to side, heated towel rail.

### Outside

A block weave driveway leads to the Garage which is fitted with light and power and benefiting from an electric roller shutter door and personal door to the rear garden. The south facing rear garden is laid to patio and lawn with mature borders and benefits from an irrigation system. There is outside water and electric supply.

**Freehold**  
Council tax band C

It should be noted that the property is heated via a heat source pump.

### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £49 plus VAT per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

### Disclaimer

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