



Plot 2 Gull Road, Guyhirn Wisbech

Price: Freehold £400,000

- Beautiful Open Plan Living Space
- Garage and Off Road Parking
- Fantastic Field Views To The Rear Of The Property
- Two Ensuites Plus Main Family Bathroom
- Easy Access To The A47 Giving Links To Cambridge And Peterborough
- Newly Built Family Home In A Village Location

EPC Rating: Exempt



Guyhirn is a village near the town of Wisbech in Cambridgeshire with beautiful countryside views. It is on the northern bank of the River Nene, at the junction of the A141 with the A47. Guyhirn has a local primary school, fantastic countryside walks, a village hall which hold events and the local pub The Oliver Twist is the best place to wet your whistle. If you are looking for something to do with the little ones there is Play2Day & Bowl2Day to entertain them. Guyhirn village has easy access to the A47 going to Wisbech or Peterborough with its main East Coast railway station, and is also close to the A141 which leads to the market town of March only 6 miles away where the railway station provides access to Cambridge in a 35 minute train journey, or to Peterborough in under 20 minutes.

Entrance Hall

Cloakroom

Ideal Standard Studio WC & pedestal hand basin, Karndean flooring.

Open Plan Living Accommodation

Heated via a Mitsubishi ecodan air source heat pump and underfloor heating.

Lounge Area 5.49m x 4.11m (18' x 13' 6")

Stoveworld multifuel stove Ecosy Snug+ 5kw 2022 Eco Design Deffra approved model a great addition for those extra cosy evenings. Sufficiently sized to heat the whole downstairs open space.

Kitchen Dining Area 6.40m x 4.70m (21' x 15' 5")

Units are sourced locally from Cabinets Direct of Spalding. They are the Dawson range comprising Indigo lower level & Light Grey high level. Bosch appliances with 30mm granite worksurfaces & splashbacks with rise and fall island electrical sockets. Bosch appliances to include, induction hob, canopy extractor, fridge freezer, dishwasher, single oven, combi oven and warming drawer. Matching Utility room units with 30mm granite worktops and splashbacks

Utility Room 2.21m x 1.96m (7' 3" x 6' 5")

Stairs To First Floor Landing

Bedroom One 4.57m x 3.15m (15' x 10' 4")

En Suite Shower Room

1200mm Rhooper Rhodes Scheme wall hung vanity unit in Matt Carbon with His and Hers Isocast basin & 1200mm Illuminated demister mirror, matching WC unit with back to the wall pan and a concealed cistern incorporating electronic contactless 'wave' flush activation. 1200x900mm shower enclosure, panels are Calacatta Statuario, matching upstand to vanity basin. Karndean Vulcano colour flooring. Shower by Inta & have overhead arm soakers & wall mounted rinse stations. All panels are Bushboard Nuance.

Bedroom Two 4.11m x 3.15m (13' 6" x 10' 4")

En Suite Shower Room

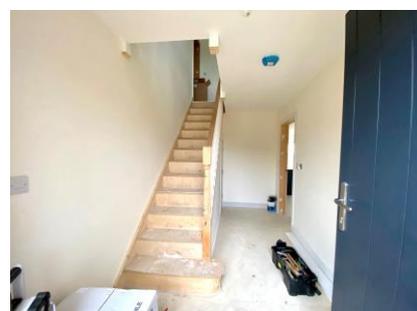
600mm Rhooper Rhodes Academy vanity unit in Anthracite with ceramic basin, WC by RAK Ceramics, 1200x900mm shower enclosure, panels are "Frost" with matching upstand over basin, Rhooper Rhodes illuminated cabinet over. Vulcano Karndean flooring. Shower by Inta & have overhead arm soakers & wall mounted rinse stations. All panels are Bushboard Nuance.

Bedroom Three 3.35m x 3.20m (11' x 10' 6")

Bedroom Four 3.07m x 2.79m (10' 1" x 9' 2")

Bathroom

Fitted range of vanity units by Calypso in the Chiltern Hunter Green range with matching bath panel, back to wall pan with concealed cistern. Circular illuminated demister bluetooth mirror, 900x900mm enclosure and bathroom panels are Turin Marble colour with matching upstand around bath & over the vanity worktop. Flooring is Karndean Palio bathrooms & downstairs WC are "Tino"



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC204869 - 0008

colour. Shower by Inta & have overhead arm soakers & wall mounted rinse stations. All panels are Bushboard Nuance.

Outside

The property will have a gravelled drive leading to the garage.

There will be additional parking to the front of the property.

Rear gardens are enclosed with patio, turf and fenced and having open rear views.

Garage 5.49m x 3.15m (18' x 10' 4")

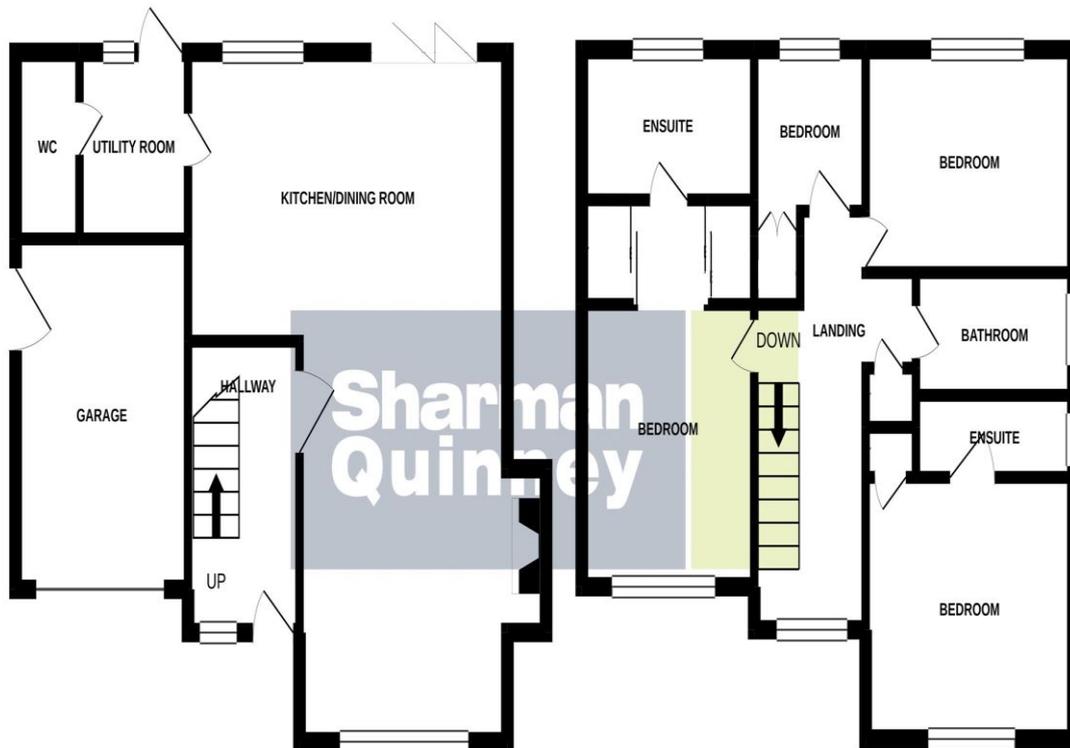
Electric door. Power and lighting. Personal door to side.

Agents Note;

Currently the vendor's details do not match the registered title at Land Registry. Please ask the branch for more details

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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