

Luxury Six Bedroomed Detached House For Sale with Three Reception Rooms in 0.75 Acres With Open Views

94 Murrow Bank | Murrow | Cambridgeshire | PE13 4HD



Exceptional Detached Dwelling in Desirable Residential Area, Open Rear Aspect
3/4 Reception Rooms, 6 Bedrooms, Master En-suite, Family Bathroom
Gated Entrance with Extensive Parking Area, Private Patio and Barbeque Area,
Air Source Heat Pump, Large Double Garage with Office/Games Room, Additional
Garage, Potential for Live/Work Unit

For Sale Freehold with Vacant Possession
£895,000 Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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RICS

Location...

The village of Murrow, Cambridgeshire is located approximately 35 miles to the north of Cambridge and 5 miles to the south-west of Wisbech to the north of the A47 trunk road close to the junction with the A141. Peterborough is approximately 12 miles to the west.

The village is largely residential in nature and has a well-regarded public house. The population of Murrow Drove with Parsons Drove being just over 1,000 residents.

The area is renowned for its rich agricultural economy, Wisbech itself having strong range of local amenities including a good retail offering, sports facilities and well-regarded schools.

The property is located to the east of the B1197 Murrow Bank within complimentary residential properties.

Accommodation...

Arched glass panelled double doors lead to an impressive **Entrance Hall**.....4.7m x 4.4m, 20.7sqm Having a return staircase to the first floor with gloss white marble effect tiles extending through to the main kitchen areas.

Lounge.....8.1m x 4m, 32.6sqm Having patio doors to the rear barbeque area, extensive Inglenook brick fireplaced with brick hearth and log burner.

Study.....4m x 3.8m, 15.6sqm Having oak floor with brick and modern plaster finish walls.

Kitchen/Diner.....6.1m x 4.7m, 28.8sqm Having a luxurious full range of fully fitted kitchen units with integrated appliances with breakfast bar comprising range cooker, 9 door high level cupboards over square edged granite effect worktops with 6 drawers under, 16 door base units, integrated coffee machine, microwave, grill, cooker, washing machine, dishwasher, built in hot tap with integrated bin store.

Utility Room.....3.3m x 2.5m, 8.3sqm Complementing units comprising beech square edged topped worksurfaces with inset enamelled sink with mixer taps and drainer over complementing 4 door base units, space for washing machine and dryer, spotlights, rear door.

WC Having low level WC, pebble handbasin, mixer taps, chrome towel rail.

Dining Area.....8.5m x 4m, 34.5sqm Having patio doors to rear external dining area.

Snug.....4.3m x 3.3m, 14.2sqm Having projector screen.

Stairs lead to the spacious first floor landing.

Master Suite.....6.3m x 4.1m, 25.9sqm Including en-suite bathroom, having balcony overlooking garden, recessed full height wardrobes.

En-Suite Having Walk-in shower, inset sink and WC, grey tiled, inset spotlights.

Bedroom 2.....4.5m x 4.5m, 22.3sqm Having a range of fitted cupboards comprising 13 drawer units, bedside units and vanity units.

Bedroom lobby having 3 door full height wardrobes.

Bedroom 3.....4m x 3.7m, 14.8sqm

Bedroom 4.....4.7m x 4m, 18.9sqm

Having full height wardrobe with fitted oak effect floor.

Bedroom 5.....3.4m x 3.3m, 11.6sqm

Having an extensive range of full height wardrobes comprising 4 door full height wardrobes with 3 door mirror fronted wardrobes, 2 full height wardrobes, 12 recessed shelves.

Bedroom 6.....3.1m x 2.2m, 6.8sqm

Family Bathroom

Having gondola bath, marble top sink inset WC, 4 door cupboards, walk thru shower, inset spotlights.

Outside...

An electric gated entrance leads to an extensive parking area continuing past the pillars to the rear where there is an electric charging point and garaging.

To the rear of the house is a private courtyard with covered pergola, covered barbeque area and extensive lawns with the property enjoying an open rear aspect.

Double Garage.....7m x 7.4m, 51.9sqm With electric door, under stair storage stairs leading to the first floor room and boiler room with LPG Gas Boiler.

Walk-in Shower Room

With WC, shower and towel rail being fully tiled.

Snooker Room/Games Room.....9m x 7m, 63.8sqm

With open rear views over the garden and fields beyond.

Detached Garage.....5.8m x 3.43m, 20.4sqm Having electric door.

Tenure...

The property is available for sale freehold with vacant possession.

Outgoings...

The property is rated at Council Tax Band F.

EPC...

The property has an energy Performance Asset Rating C79. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent, Poyntons Consultancy.
sales@poyntons.com | poyntons.com

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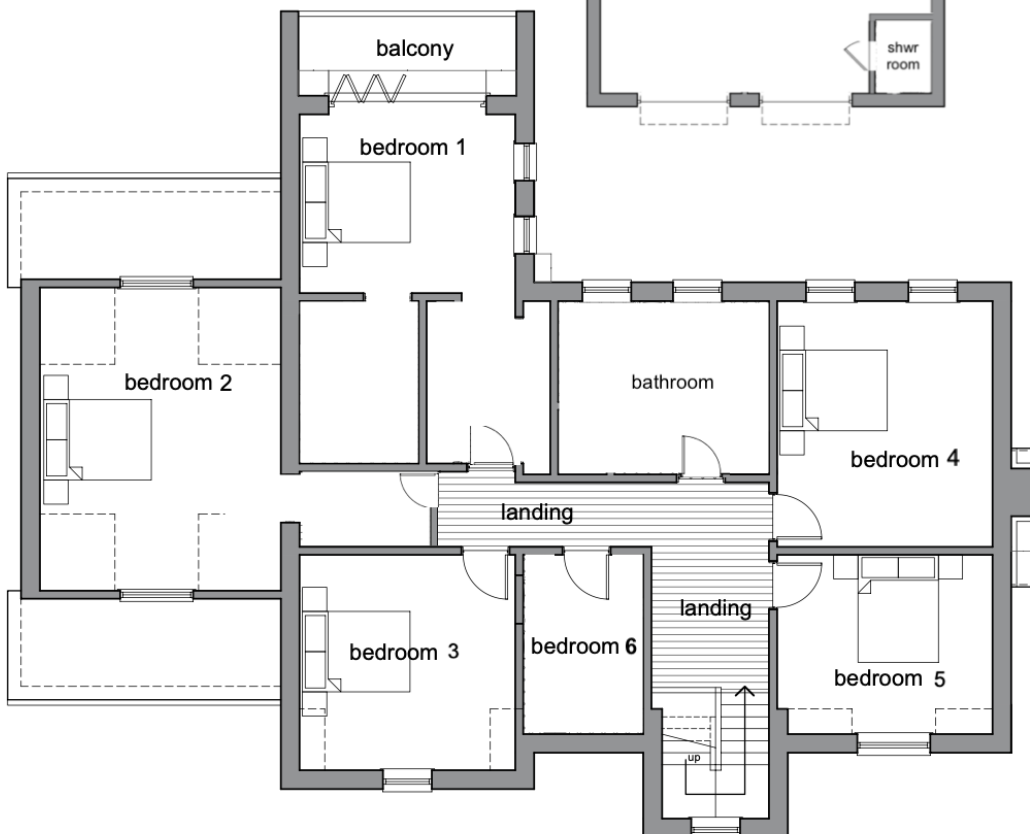
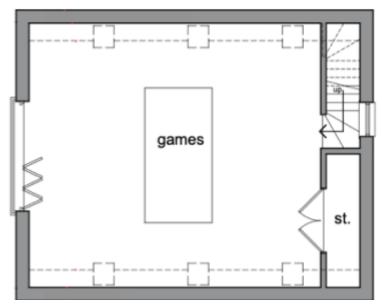
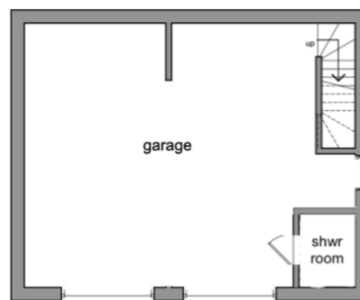
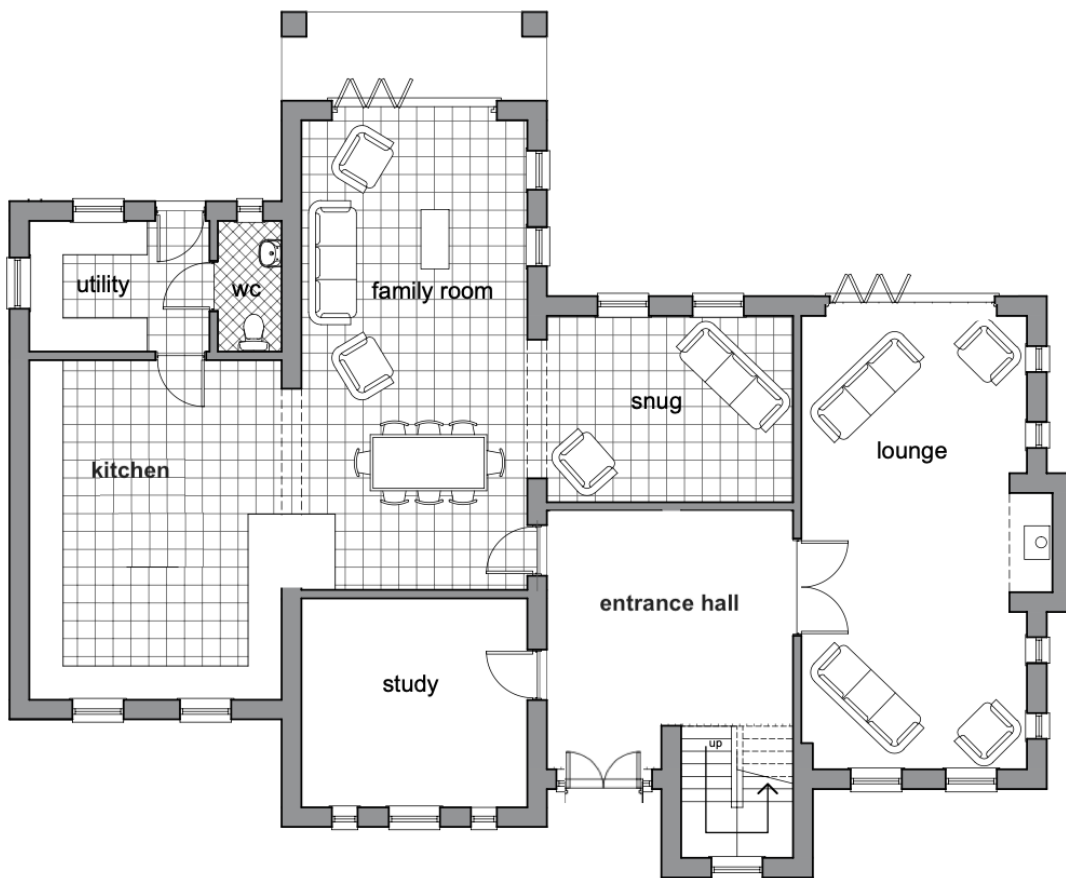


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Indicative Floor Plan
Not to Scale

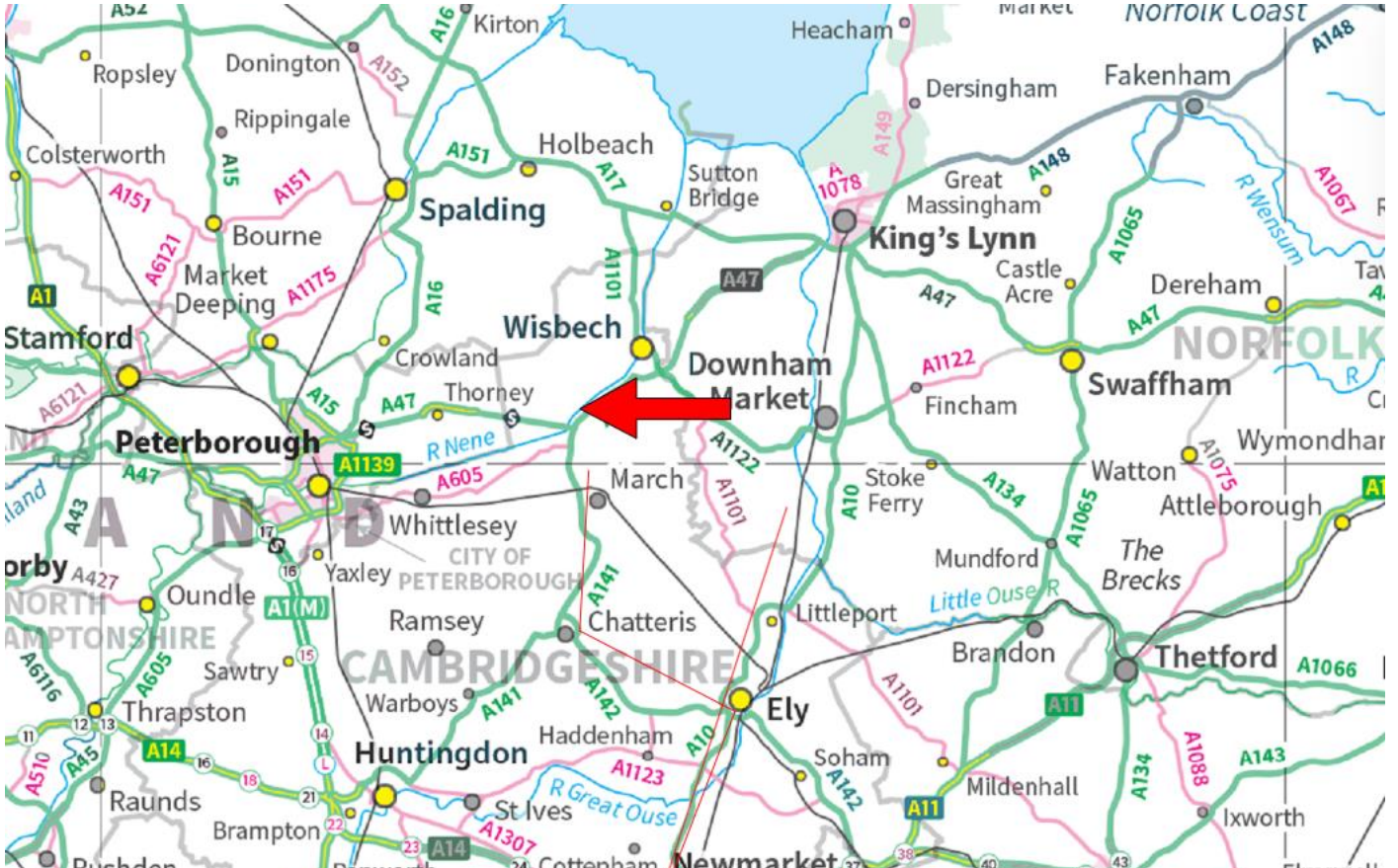
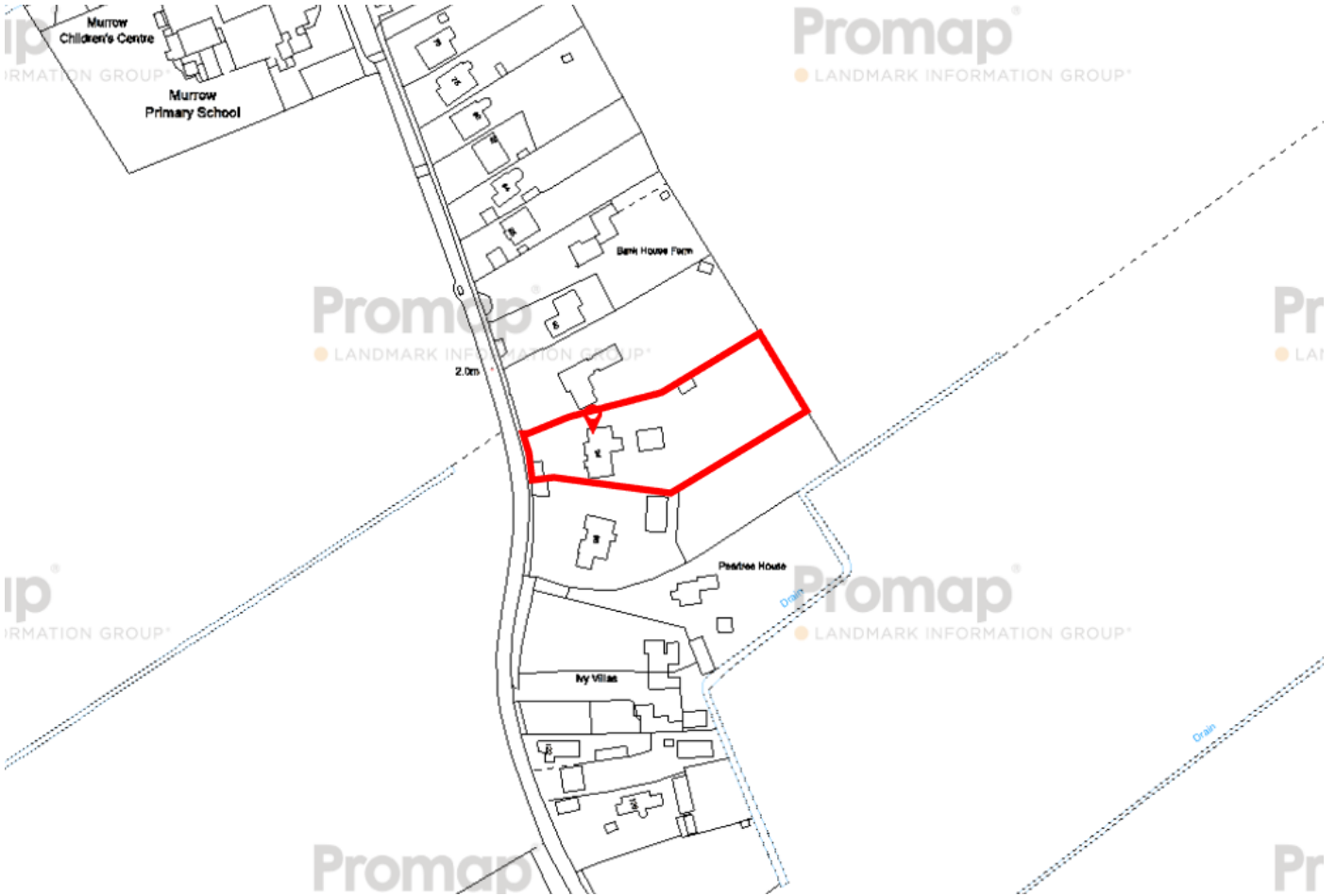




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