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Chancellors Dike Farm
Black Drove
St Johns Fen End



A SUBSTANTIAL AND EXTENDED THREE/FOUR BEDROOM MODERN BUNGALOW WITH 20 ACRES OF GROUNDS (STMS)

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Chancellors Dike Farm, Black Drove, St Johns Fen End, PE14 8JU

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ENTRANCE HALL

From covered porch with door to front, wooden flooring and radiator.

SITTING ROOM

Double-aspect room with windows to front and side, French doors opening into the formal side garden. Wood burner, wooden flooring and radiator.

STUDY

Two windows to front, carpeted flooring and radiator.

KITCHEN

Windows to side, French doors to side. Tiled flooring, wall and base units with wooden working surfaces and tiled splashback. Space for a gas Range cooker with plumbing for dishwasher, extractor over. Smooth ceiling, radiator, and plumbing for washing machine and tumble dryer.

PLANT ROOM

Oil-fired boiler, pressurised water cylinder and tiled flooring.

FAMILY BATHROOM

Window to rear. Suite comprising of free-standing cast iron roll-top claw and ball foot bath, limestone wall and floor tiles. Wet-room style shower with open drainer and attractive mosaic tiling. Radiator, low level WC and hand wash basin and further heated towel radiator.







MASTER BEDROOM

Smooth ceiling. Windows to front, carpeted flooring, radiator, door to;



WALK-IN WARDROBE

Built-in rails and shelving, uPVC double glazed window.

BEDROOM TWO

Window to rear, carpeted flooring and radiator. Smooth ceiling.



MAIN RECEPTION ROOM (EXTENSION)

A double-aspect room with windows to front and rear, French doors to rear and front, window to either side of the wood burner. Velux skylights, vaulted ceiling and wood burner with underfloor heating and tiled flooring. Door to rear.

SHOWER ROOM

Obscured window to side, fully tiled walls and flooring. Underfloor heating, heated towel rail, low level WC and walk-in shower with glass shower screen/surround, mosaic tiled shower area with flush drain.

UTILITY ROOM

Not yet complete, with window to rear, tiled flooring, again with underfloor heating. Services all in place such as electric sockets and water/drains. Cupboard housing manifolds and CCTV unit.

EXTERNAL

The plot in total measures 20 acres (STMS), with a formal garden and seating area to the side aspect. This is planted with a variety of mature trees and shrubs, with a wide range of fruit trees and poly tunnel. There is a large gravel driveway providing plenty of parking, with meadowland to the rear.

BARN

The barn is split up into three sections; the first having an electric roll-shutter door and is fully enclosed all with lights and power. The middle section of the barn is open to the front with vertical steel struts and is gated and secure. The end section is currently used as a kennel, again with security gates, this has water, power and drainage.





AGENTS NOTE

The property is awaiting planning permission to be signed off to 'knock through' the kitchen into the 'main reception room'. Please ask branch for more details.

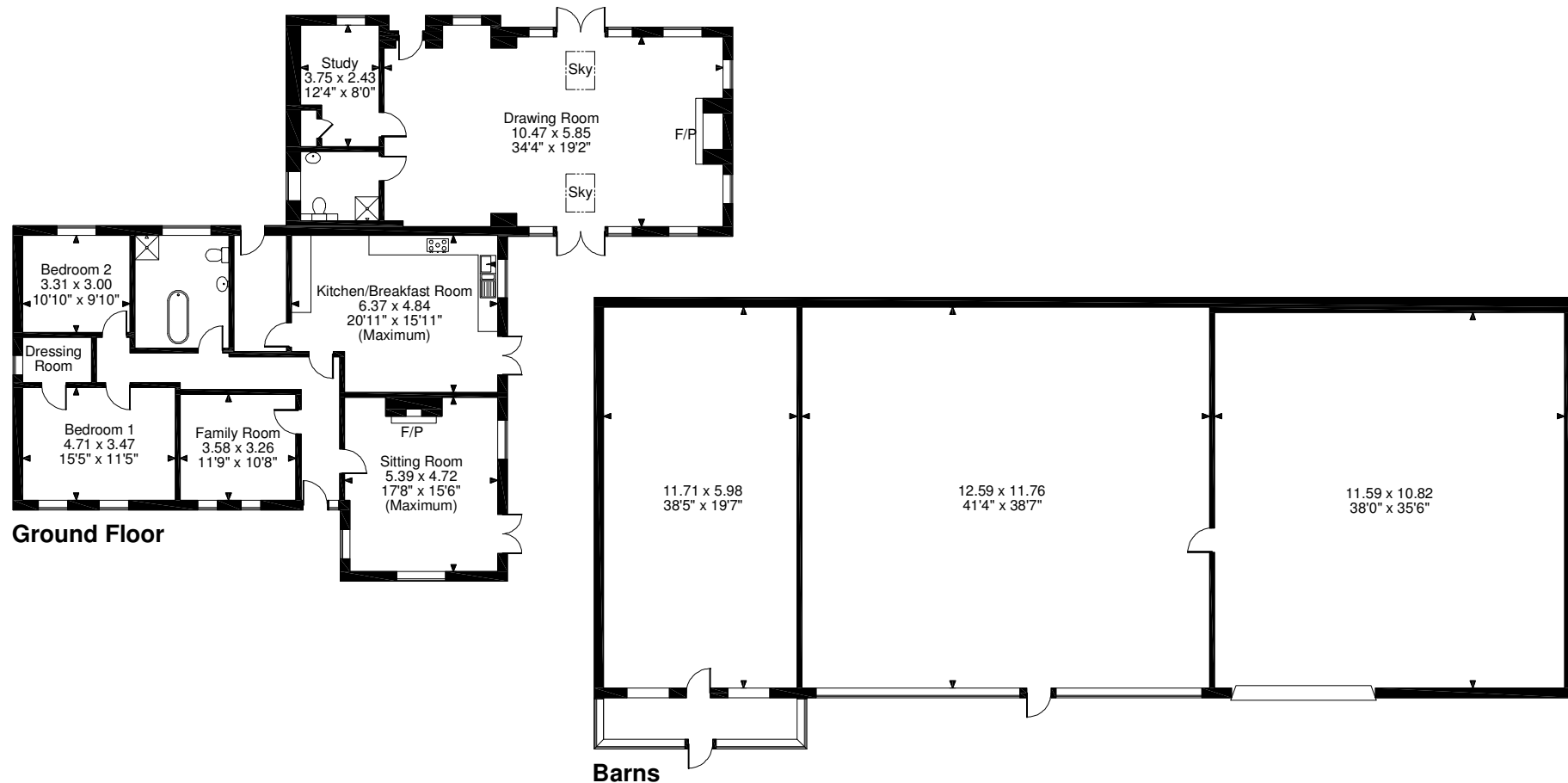


AGENTS NOTE TWO

The vendor also rents two parts of land adjacent to the river itself, which they pay a peppercorn rent for.



Chancellors Dike Farm, Black Drove St. Johns Fen End, Wisbech, Norfolk



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Chancellors Dike Farm is a three/four bedroom bungalow which has recently been extended but not yet completed, ready for the next buyer to finish. Through the front door, you are greeted with modern engineered flooring with oak doors and there is a reception room/bedroom overlooking the formal gardens. There is a further reception room which is currently used as a study/bedroom and two further bedrooms, one of which having a walk-in wardrobe. The family bathroom is superbly presented with limestone tiling and a stunning claw and ball foot free-standing bath, there is a lovely kitchen too which could be knocked through to the main reception space in the extension. The property itself sits on 20 acres of land (STMS), with a very well-built barn with three sections. Early viewing is essential to appreciate the grounds and quality of the accommodation.

Viewing by appointment with our
Select Consultant on

01603 221797

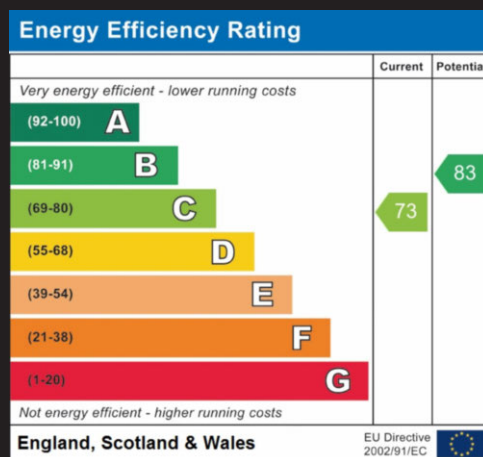
or email select.norwich@sequencehome.co.uk

5 Bank Plain, Norfolk, Norfolk, NR2 4SF

01366 387638

or email downhammarket@sequencehome.co.uk

2 Market Place
DOWNHAM MARKET
Norfolk
PE38 9DE



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