



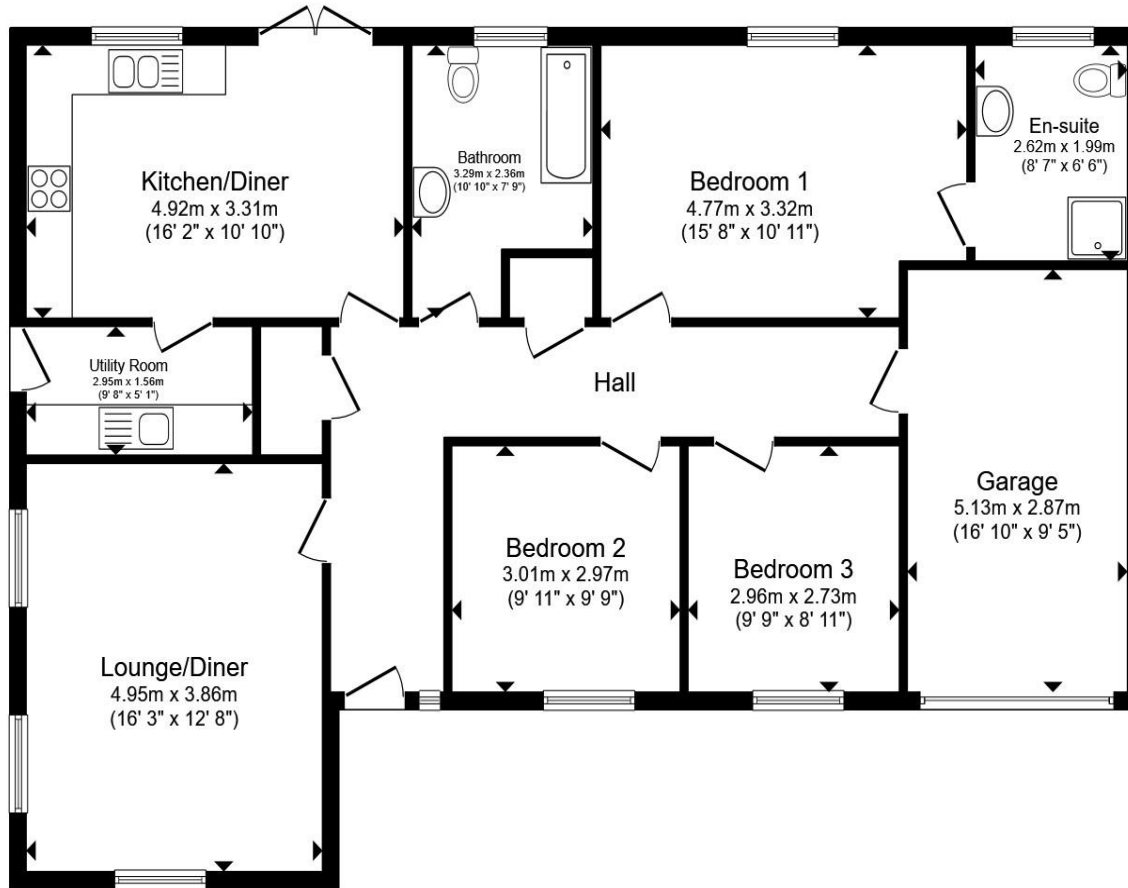
**Yokine Gardens, Guyhirn Wisbech PE13 4EY**

## Welcome to

### Yokine Gardens, Guyhirn Wisbech

Occupying a quiet village cul de sac position with open field views to the rear, this modern detached bungalow offers spacious single-level living and is available with the added benefit of no onward chain. The accommodation includes three double bedrooms, with the principal bedroom enjoying its own en-suite facilities, while a 16' kitchen/dining room provides a sociable and practical space at the heart of the home. A useful utility room adds everyday convenience and helps keep the main living areas clutter free. Designed with comfort and practicality in mind, the bungalow is well suited to a range of buyers seeking generous accommodation within a peaceful village environment. Externally, the property benefits from multi-vehicle off-road parking leading to a single garage, together with gardens that make the most of the attractive open outlook to the rear - a feature rarely available with modern homes. A well-positioned bungalow combining space, countryside views and a sought-after cul de sac setting.





## Floor Plan

Total floor area 120.9 m<sup>2</sup> (1,301 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Hall**

**Lounge**

**Kitchen/Dining Room**

**Utility Room**

**Master Bedroom**

**En-Suite**

**Bedroom Two**

**Bedroom Three**

**Family Bathroom**

**Garage**

### Agents Notes:

'Heating to the property is served by Oil heating. Please contact the branch for more details'

'Waste from the property is served by Septic Tank. Contact the branch for more details'

## Welcome to

### Yokine Gardens, Guyhirn Wisbech

- **\*\*OPEN HOUSE 18TH JULY 10AM - 2PM\*\***
- Modern detached bungalow
- Three double bedrooms with en-suite to master
- Useful utility room
- Quiet cul de sac location with field views to rear
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

## £290,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128137](https://williamhbrown.co.uk/Property/WSB128137)



Property Ref:  
WSB128137 - 0005

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