



Burbank House
St Johns Fen End | Wisbech | PE14 8J

NO HALF MEASURES



An exemplary home, barely two years old, has been built to exacting standards of the highest level and stands in a tranquil position in fenland on the edge of West Norfolk. The extremely spacious, contemporary, three storey property boasts top quality fittings, rooms flooded with light, views across the unique fen landscape and a vast open plan kitchen/dining/living room with bi-folding doors onto the south facing rear terrace.







- Executive Detached family home with accommodation over 3 floors
- Rural village setting found within 10 miles of Kings Lynn
- Entrance Hall, Open Plan Kitchen, Living and Dining Space, Formal Sitting Room
- Home Office/Playroom, Utility and additional Reception with Studio above
- Four Bedrooms (master suite with dressing room) Three En-Suites
- Off Road Parking and enclosed Garden
- Total Accommodation extends to 3984sq.ft
- Energy Rating B

Rural but not Isolated

Down a very quiet country lane serving around a dozen properties, Burbank House is entered through an automatic sliding metal gate within a splendid brick wall, where a gravel drive in front of the house provides parking for up to six vehicles. Built around the same time and by the same reputable builder who created the even larger property next door, both enjoy the very quiet and private rural position yet are within easy reach of village life, and just a short drive from the A47 leading to Norfolk in one direction and the city of Peterborough in the other.

Wow Factors

Stepping inside Burbank House you are immediately struck by one of its many wow factors with a bespoke, contemporary spiral staircase, each hardwood tread individually lit, taking centre stage in the entrance hall. "The treads were made especially wide so that it's easy and safe for young children," assures the owner, who can vouch for this from her own three's experience.

A sleek, completely tiled bathroom leads off to the right which contains a bath, WC and circular stone sink (a feature throughout all the bathrooms) and underfloor heating. "There was no need to put underfloor heating elsewhere in the property as the house is so well insulated and double glazed, that it's really warm in winter," she continues. On the other side, a door opens into a huge, dual aspect, L-shaped reception room, with a large log burner – the second of the wow factors! Here, a contemporary fitted kitchen with glossy, anthracite grey units topped with 30mm granite



includes an abundance of integrated appliances from eye-level double ovens, a warming drawer, a microwave, a dishwasher, a tall fridge and tall freezer, two wine coolers, and an induction hob with downdraft extractor in the island, as well as a plethora of drawers, cupboards and pull-out larder unit. Ample space is for a dining table at the other end and, round the corner, a seating area in front of a log-burner nestles in a feature wall of shiny, contemporary tiles. "The log-burner is so efficient that it seems to heat up the whole of the downstairs," declares the owner. In the ceiling, stylish LED lighting – with a numerous choice of colours – creates a rectangular frame around a grid of downlights, to dramatic effect. Two sets of bi-folding doors to the south open onto the terrace making it ideal for summer entertaining. Internal glazed doors open into a further reception room which also has, in this case, French doors onto the patio creating the perfect flow between spaces.

Potential to Create Annex

The downstairs also has a playroom, whilst a large utility area leads from the kitchen and has much storage both in units under worktop, with space for a washing machine and dryer, and in a built-in cupboard with mirrored sliding doors. Yet another large room leads off the utility. This section of the house could become a garage if wished, but at present there are French doors onto the drive and an internal staircase rises to more space above with skylights which could be, particularly since the wiring is all in place, for example, a cinema room, a games room or an office. There is of course potential for this two storey section to become an annex (subject to change of use) without too much trouble as plumbing is already in the adjoining utility room.

Luxurious Master Suite and Generous Bedrooms

Venturing up the spiral staircase, four very generous bedrooms offer sumptuous accommodation. The massive, dual aspect, master suite enjoys a balcony overlooking the garden and neighbouring orchards, a large walk-in dressing room with custom-made wardrobe providing hanging space and shelving, and a fully tiled en suite with shower. Another bedroom at the back has an en suite and the two to the front share a Jack and Jill bathroom. All the upstairs bathrooms are fully tiled, have showers, stone counter-top sinks and WCs.





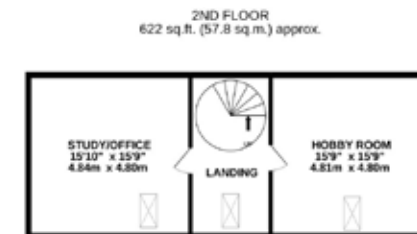
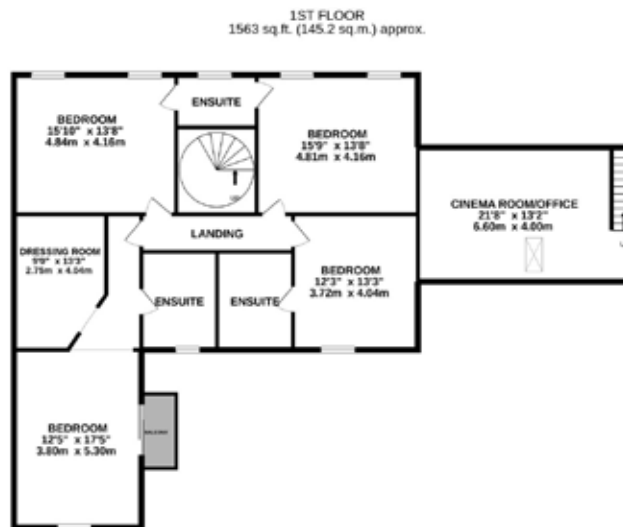
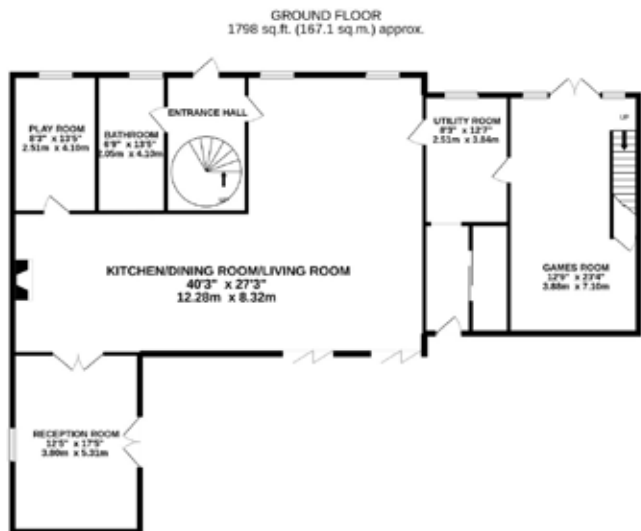












TOTAL FLOOR AREA : 3984 sq.ft. (370.1 sq.m.) approx.

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Outside, beyond the expansive patio which receives sun all day long, the garden is laid to lawn and fully enclosed by fencing so safe and secure for young children and dogs. Great care and attention has been paid to the exterior lighting both front and back to give a very attractive look at night.

Thriving Community

St. John's Fen End is an area that links with Marshland St. James, a linear development amongst arable farmland, and home to several local businesses. There is a choice of nursery and primary schools, with state secondary education at Marshland High School in West Walton, about ten minutes away. In the private sector, Wisbech Grammar School is very well regarded, about fifteen minutes away.

On the doorstep, the thriving community has a lot to offer including a paper shop, a hairdresser and nail bar, and a pop-up Pizza bar on Fridays. A doctors' surgery is just five minutes up the road in Terrington St. John where there is also The Barn Restaurant and The Woolpack Inn, and ten minutes' drive is Worzal's bar, restaurant, farm shop and garden centre. Marshland Hall, a recently built village hall is the main hub of entertainment in the village with a farmers' market, a café and bar, judo, archery, and keep fit classes, and where there is a children's play area and a lot of provision for children's activities.

Easy Access to Trains as well as The Coast

Burbank House is a ten minute drive from Watlington train station with direct trains to London Kings Cross; Peterborough is about a 45 minute drive west, and it's just over an hour to both Norwich and Cambridge. Kings Lynn is about 15 minutes north, and beyond, the stunning sandy beaches starting at Heacham on the North Norfolk coast, about a half hour drive.

Services..

OFCH, Mains Water, Harlequin Treatment Plant
Kings Lynn and West Norfolk Borough Council
The Property is Freehold



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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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