



River Rise House
Guyhirn | Wisbech | PE13 4EA

MODERN AND SPACIOUS FOUR-BEDROOM FAMILY HOME



Welcome to this stunning modern detached executive home, where luxury and comfort meet in perfect harmony. Offering Four bedrooms, all of double proportions together with an exceptional open plan Kitchen/dining/living space, this property really is a must view!



KEY FEATURES

- Modern Spacious Executive Family Home
- Four Double Bedrooms of Excellent Proportions
- Master Bedroom Benefiting from En-Suite
- Spacious Kitchen/Dining/Family Room
- Hue Smart Lighting and Air Conditioning
- Electric Garage Together with Large Gated Driveway
- Fantastic Sized Fully Enclosed Rear Garden
- Popular Village Location Nestled Between Wisbech and March
- EPC Rated: B
- Total Accommodation Extends To: 1,753sq.ft

Spacious Family Home

As you wander around River Rise House, you will see a clear contemporary style, with a lot of clean lines and simplicity. This makes it the perfect canvas, allowing you to transform the house into your own slice of heaven. From the living room to the family room, the garage to the kitchen, the space flows seamlessly and every inch has been finished to an impeccable standard.

The current owners have lived at River Rise House for seven years, since December 2017, and it's a home they will be sad to say goodbye to. There's a lot that drew them to the property, but it was the "great views over the rear fields" and the ability to see lots of wildlife that made them fall in love with it. They mention having seen deer, birds of prey and woodpeckers. When asked to describe the property in three words, the current owners chose "modern, stylish and spacious."

Modern and Stylish

There is something special about every room at River Rise House, but the current owners say that the kitchen is their favourite. They describe it as the hub of the house, a room that's great for hosting. The kitchen and dining room are joined, providing a large and open space for you to gather as a family and entertain guests. The property boasts four sizeable bedrooms, including a main bedroom with an en suite. The other three bedrooms are all doubles and located close to the modern family bathroom.

The house stands out as being unique in the local area, largely due to the size of the garden, which is much bigger than many modern homes. The property also has air conditioning, making it a comfortable and relaxing place to be, even during the warm summer months and unexpected heat waves.





KEY FEATURES

Lots of Outdoor Space

River Rise House offers a lot of outdoor space, providing an abundance of room for children to play. The garden has both a large, grassed area and a sizeable patio and is a versatile space. Whether you are a keen gardener with planting plans or are gearing up to host friends and family for an al fresco dinner, you won't be short of space. This is a garden you'll want to spend a lot of time in, basking in the sunshine and enjoying the tranquillity. The current owners love the "great sunset views over the fields", which are hard to beat.

The property is located close to shops, schools and local amenities. It's also within a short distance of Peterborough and Cambridge, and only 40 minutes to the coast, giving you the perfect base to explore the surrounding areas.





















INFORMATION



On The Doorstep...

Guyhirn sits to the northeast of the county of Cambridgeshire and lies only 6 miles southwest of the market town of Wisbech. Only a short car ride into Norfolk the Hanseatic town of King's Lynn located 20 miles northwest offers an excellent shopping and leisure facilities. Following on from there, the popular North Norfolk coastline is only 30 minutes away and offers an abundance of coastal villages to explore. Peterborough, 16 miles to the west of Guyhirn has a direct train service into London King's Cross with a journey time less than an hour, whilst the small town of March which lies 5 miles south of Guyhirn also offers a train station.

Directions - Please Scan The QR Code Below

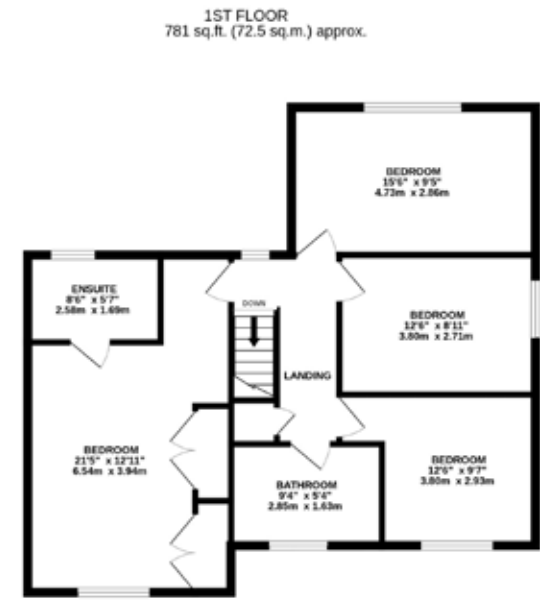
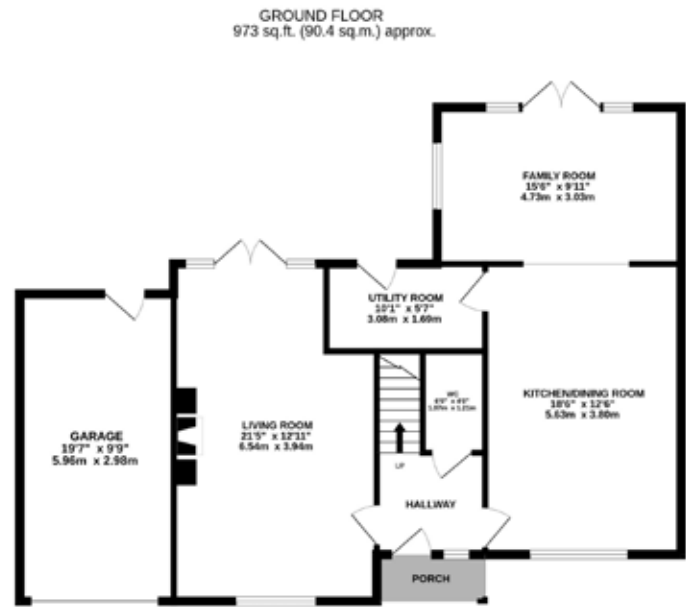
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.. [///inclined.patio.devalued](https://www.inclined.patio.devalued)

Services, District Council and Tenure

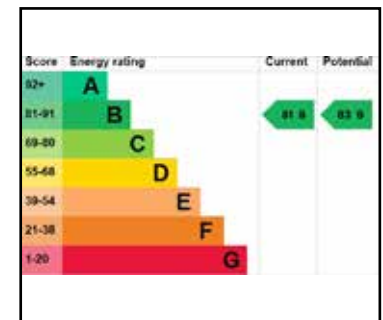
OFCH, Mains Water & Septic Tank, Water Treatment Plant
Fenland District Council - Band E
Freehold





TOTAL FLOOR AREA : 1753 sq.ft. (162.9 sq.m.) approx.

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