



3 Clarkson Avenue
Wisbech | Cambridgeshire | PE13 2EF

FINE & COUNTRY

VICTORIAN GRANDEUR



Set along one of Wisbech's most coveted addresses, this outstanding Victorian residence seamlessly combines refined period character with magnificent living and entertaining spaces.

The property captures the essence of prestige town-centre living, offering superb flexibility for families and those who love to entertain.

With grand room proportions, elegant original features and an exceptional leisure wing with indoor heated swimming pool.

Spacious grounds, secure parking and proximity to renowned schools and amenities further elevate its appeal.



KEY FEATURES

- A Handsome Detached Victorian House situated in the Town of Wisbech
- Four Double Bedrooms including a fabulous Master Suite with Dressing Room and En Suite
- Three Elegant Reception Rooms including a Drawing Room with Sash Bay Windows, and Marble Fireplaces
- Stunning Open-Plan Kitchen with Central Island, Adjacent Sun Room, Wine Room and Utility
- Original Architectural Details Retained Including Lincrusta, Leaded Glass and Sash Windows
- Feature Indoor Fully Heated Swimming Pool and Leisure Suite with Bar and Spa
- Rear Extension with Double Garage
- Electric Gates, Extensive Driveway Providing Ample Parking
- Large Landscaped Gardens with Mature Magnolia Trees
- Walking Distance to Wisbech Grammar School and Town Centre Amenities
- The Accommodation extends to 4,934sq.ft
- Energy Rating: E

This property represents a rare opportunity to acquire a unique period home, extensively improved and meticulously maintained, perfectly equipped for luxurious day-to-day living, exceptional entertaining and multi-generational family needs.

Unique Home

"It was the feelings of warmth and happiness that first drew us to the property – the lovely high ceilings, spacious rooms and wonderful curb appeal nestled within a sought-after neighbourhood," the owners explained when recalling what initially attracted them to 3 Clarkson Avenue. "This was the first house to be built in this block," they explained, recounting how the property enjoys an architectural provenance dating back to 1850. The wonderful period features include elegant Victorian sash bay windows, distinctive leaded glass above the front door and on the upstairs landing, and a layout designed to maximise natural light. Its enviable position puts local parks, shops and schools within easy walking distance, reinforcing the appeal for generations past and present.

Wow Factor

Upon entering the property, one finds a beautifully presented reception hallway featuring porcelain flooring, the original coving, and doors leading to the main ground floor rooms. The hallway includes a staircase with the original handrail to the first-floor accommodation. To the front the three elegant reception rooms comprise: a sitting room with wooden flooring, two front aspect sash windows and a marble fireplace; a drawing room with wooden flooring, a large front aspect bay window and a beautiful marble feature fireplace; and a dining room also with wooden flooring, two side aspect sash windows, and a large bay window that fills the room with natural light.





KEY FEATURES

The dining room features glazed double doors opening to the side patio and garden – perfect for entertaining during those summer months. The open plan kitchen/breakfast room is fitted with a comprehensive range of units, granite worktops and travertine stone flooring. It includes two rear sash windows and doors leading to a pantry/wine room, utility room and a bright sun room with travertine flooring, French doors to the patio, and a large Velux roof window. Leading off from the utility room, there is internal access to the heated indoor swimming pool and a changing room, which includes a WC and a wet room. Additionally, there is a fully tiled wet room on the ground floor with a walk-in shower for convenience and which could facilitate multigenerational living if a room were to be converted for use as a bedroom on the ground floor. Overall, the ground floor layout is spacious and well-designed to combine period charm with modern functionality.

So Much To Offer

The home truly stands apart for its grand yet welcoming atmosphere and its variety of spaces for every occasion. The owners cited the "lovely sash bay windows, the flow of spacious rooms and the continuity of original features" as setting it apart, along with a decor that sympathetically preserves period details. The house retains striking Lincrusta above the picture rails, intricate marble fireplaces, the original staircase balustrade, and restored hall floor tiles – each bearing witness to the home's heritage. The double rear extension and contemporary upgrades, including a new roof and fully insulated indoor pool suite, blend comfort with timeless character.

Improvements and Refinements

The property has undergone extensive and high-quality improvements by the current owners, who have refurbished every room and made significant modifications over more than twenty years. Key enhancements include a completely new roof, and electric front gates providing secure access. Internally, original features have been lovingly preserved and restored, such as marble fireplaces, the lincrusta above the picture rails, the original staircase spindle and hallway floor tiles. The kitchen has been modernised with a comprehensive range of fitted units, granite worktops and travertine stone flooring complemented by integrated appliances and a central island. The utility room and sun room also feature travertine flooring and high-spec fittings. One of the standout additions is the fully heated indoor swimming pool and spa suite while the garage has been extended to accommodate multiple vehicles with additional workshop and storage space. The master bedroom has been transformed into a spacious suite with a large dressing room and an exceptional bespoke en-suite bathroom equipped with a double Jacuzzi bath, marble surfaces, and dual sinks. The rear garden has been carefully landscaped for low maintenance with a large lawn and extensive patio areas ideal for entertaining.





KEY FEATURES

Overall, these improvements bring together period charm with modern luxury, creating a distinctive and highly functional family home.

Favourite Spaces

Among many cherished rooms, the drawing room and the master suite are singled out by the owners as particular favourites. The drawing room, with its imposing bay window and ornate marble fireplace, is ideal for both quiet relaxation and entertaining. Upstairs, the master suite offers a tranquil sanctuary, complete with a separate dressing room and a remarkable en-suite appointed with dual marble-topped sinks and a mirrored Jacuzzi bath. The kitchen, bathed in sunlight and finished in travertine stone, is the social hub of the house, while the leisure suite, with pool, spa and bar, has been a setting for family celebrations and memorable social occasions.

The Outside

The property is set back from the road behind a dwarf wall with iron railings positioned between brick pillars. The front garden is laid out with slate chippings and features circular planters, with a tarmac path leading to the paved front door. A tarmac driveway, accessed via electric gates, provides off-street parking for approximately four vehicles and leads to the garage. "We will certainly miss the peace and quiet of the garden, and enjoying so many tranquil hours surrounded by nature," the owners reflected, referring to the main gardens which are situated to the side and rear of the property and comprise a beautifully tended lawn and rose garden, enclosed by hedges and fencing to create defined boundaries and privacy. Mature trees add further interest and shade. An extensive paved patio area leads from the sun room alongside the indoor pool and entertainment suite, offering an ideal setting for outdoor enjoyment throughout the day. Evergreen hedging and low dwarf walls provide additional privacy to the outdoor space. The owners also highlighted two mature magnolia trees as a wonderful feature.

On Leaving

"I will miss so many things about our lovely home – the pool, the peace and quiet in the garden, and the sense of history and comfort we've enjoyed here," the owners shared. Their reflections highlight the deep connection formed with the property, rooted in both its welcoming spaces and the precious memories made across years of family life and entertaining.





























INFORMATION



On The Doorstep

The market town of Wisbech is known for its rich heritage and is often referred to as the 'Capital of the Fens'. The town's history dates back to the seventh century and it boasts a wealth of well-preserved Georgian and Victorian architecture. Wisbech offers a wide range of amenities, making it a well-rounded and convenient place to live, with easy access to the various supermarkets, eateries, schools and other facilities. The local grammar school is just minutes away on foot, and the property is also within a short drive of several good pubs, including The Red Lion which is located on N. Brink and offers a widely acclaimed Sunday lunch. Fitness enthusiasts can take advantage of the nearby Hudson Leisure Centre, a sports centre which boasts a swimming pool, gym and a range of exercise classes in addition to a soft play centre for children. The vibrant marketplace and the High Street, lined with local, independent shops, cater to all your shopping needs. There is plenty to explore locally, with picturesque walks to enjoy. For enthusiasts of local history, the nearby National Trust owned Peckover House, a townhouse and gardens also located on N. Brink, provides a fascinating window into the Georgian era.

How Far Is It To?

The property is exceptionally well located for both local amenities and wider travel. King's Lynn, with its mainline rail station offering regular services to Cambridge and London Kings Cross, is approximately 13 miles away by car. The Sandringham Estate is around 20 miles by road, while the beaches of the North Norfolk coast at Hunstanton are 28 miles away. March station, 10 miles distant, offers direct trains to Ely, Cambridge and Peterborough, and Peterborough itself is about 24 miles by car, with fast rail links to London and the north.

Directions

From the Wisbech Freedom Bridge roundabout, take the B198 Lynn Road signposted Walsoken & Port Area, and turn right into Clarkson Avenue, where the property will be found on the righthand side, as identified by a Fine & Country For Sale Board.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Fenland District Council - Council Tax Band F
Freehold

GROUND FLOOR
3535 sq.ft. (328.4 sq.m.) approx.

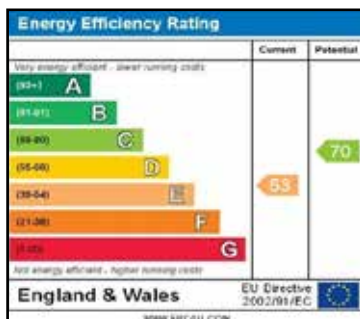


1ST FLOOR
1399 sq.ft. (130.0 sq.m.) approx.



TOTAL FLOOR AREA: 4934 sq.ft. (458.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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