



300 Churchill Road
Wisbech | Cambridgeshire | PE13 2DN

FINE & COUNTRY

STYLISH RENOVATION



This exceptional property impresses with its outstanding blend of generous living spaces and modern design in a period home.

Set on a generous plot within walking distance of central Wisbech and local amenities.

Extensively improved and ready for immediate occupation, this detached four-bedroom home offers versatile accommodation, contemporary finishes and substantial gardens.

Presenting a rare opportunity for buyers seeking a move-in ready residence in the heart of the Fens.



KEY FEATURES

- A Detached Period House with Modern Enhancements in the Town of Wisbech
- Four Bedrooms and Three Modern Shower Rooms including En Suite to Master
- Three Spacious Reception Rooms suitable for Multiple Uses
- Impressive Open Plan Kitchen/Dining Room with Integrated Appliances and Garden Access
- Separate Utility Room/WC for Practical Convenience
- Feature Glass Staircase and Underfloor Heating throughout Tiled Areas
- Recently Replastered with New Flooring, Carpets and Windows Throughout
- Large, South-Facing Rear Garden and Generous Front Driveway with Parking under Carport
- Detached Outbuilding for Storage or Workshop Use
- Walking Distance to Schools, Shops, Leisure Facilities and Wisbech Town Centre
- The Accommodation extends to 1,911sq.ft
- Energy Rating: D

This property presents an excellent opportunity to acquire a substantial period home, fully refurbished inside and out, combining the best of modern living with impressive proportions and outdoor space. Flexible reception rooms, contemporary bathrooms, and a highly specified kitchen cater to family life, entertaining and future potential.

Instant Appeal

"Because it's set on its own grounds with a large piece of land," the owners reflected when asked what first drew them to the property. Built circa 1910, the house occupies a prominent position once fronted by a canal, reflecting Wisbech's historical character as the Capital of the Fens.

A Labour Of Love

The current owners have carried out a thorough and meticulous refurbishment, transforming every aspect of the property. A new roof now crowns the home, complemented by fresh windows, doors, fascia boards, soffits and guttering, all of which enhance both its appearance and durability. Part of the front elevation has been given sleek new cladding, while the rear boasts fully insulated rendering, improving energy efficiency and comfort. Inside, all copper pipework has been replaced and a modern gas central heating system installed, alongside a comprehensive rewiring of the property. The ground floor features underfloor heating beneath elegant porcelain tiles, adding a touch of luxury. Every wall and ceiling has been replastered to a flawless finish, creating a fresh backdrop for the redesigned kitchen and shower rooms.





KEY FEATURES

New carpets and flooring flow throughout, bringing cohesion and style to each space. Outside, the garden has been thoughtfully redesigned, featuring new fencing, a refreshed layout, and carefully planned landscaping. The driveway has been expanded to provide ample parking and is accompanied by a newly constructed carport, ensuring practical convenience as well as visual appeal.

Where Style Meets Function

Entering the property, one is welcomed by a bright reception area with tiled flooring and underfloor heating, highlighted by a striking glass staircase leading to the first floor. From here, doors open to both the spacious living room and the expansive open plan kitchen/dining area, perfect for modern family life. The ground floor boasts three flexible reception rooms, each benefitting from large windows and contemporary finishes, plus two well-appointed shower rooms and a practical utility/WC. With one of the shower rooms downstairs, this offers excellent potential for multigenerational living and the adaptability to suit your lifestyle needs. French doors from the kitchen provide seamless access to the generous, south-facing garden, while the practicality of underfloor heating and integrated appliances enhances everyday comfort and style.

Favourite Spaces

The open plan kitchen and dining area have been the owners' cherished spot, described as bright and sociable, with ample space for cooking, eating and gathering with friends and family. The living room, with its bay window and generous proportions, is certain to be a favourite retreat for relaxation and downtime. Light, space and flexibility define this property's atmosphere, with dual aspect windows, contemporary décor and high ceilings flooding rooms with natural light. "The large rooms are perfect for entertaining, and we have ensured that the living spaces are all as versatile as we could make them," the owners explained. Integrated appliances, eco-tiled floors, and fresh interiors create an ideal blend of comfort and functionality.

The Outside

The property sits on a generous, fully enclosed plot. The large front garden and shingled driveway offer ample off-road parking, sheltered beneath a carport and accessed via secure gates. The rear garden is mainly laid to lawn, south-facing and spacious and is a blank canvas for a new owner to leave their mark. An additional outbuilding offers storage or workshop potential, adding further versatility.





















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 a 5-minute drive away, 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, can cater to all your shopping needs and is only a short walk away. There is plenty to explore locally, with picturesque strolls 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 14 miles away by car. The Sandringham Estate is around 21 miles by road, while the beaches of the North Norfolk coast at Hunstanton are 30 miles away. March station, 10 miles distant, offers direct trains to Ely, Cambridge and Peterborough, and Peterborough itself is just over 23 miles by car, with fast rail links to London and the north.

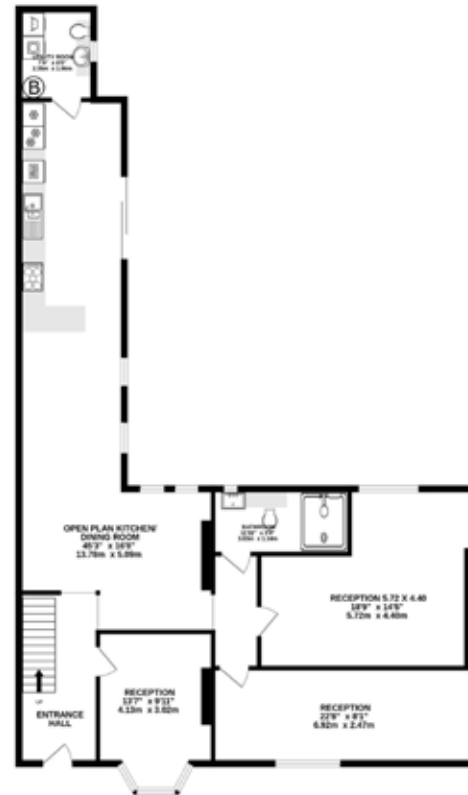
Directions

From King's Lynn, take the A47 from the A148, which should take about 6 minutes for 1.8 miles. Then follow the A47 for approximately 10 minutes over 9.1 miles until reaching Lynn Road. Continue along Lynn Road for another 6 minutes covering 2.6 miles until arriving in Wisbech. At the Freedom Bridge Roundabout, take the first exit onto Churchill Road/A1101. The property will be found on the left, clearly identified by a For Sale Board.

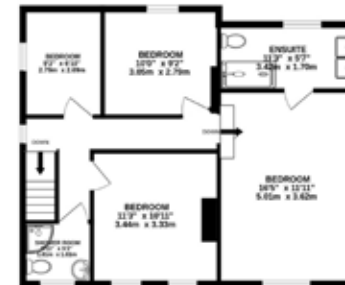
Services, District Council and Tenure

Gas Central Heating, Mains Water, Drainage via Septic Tank
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 C

GROUND FLOOR
1263 sq.ft. (117.3 sq.m.) approx.

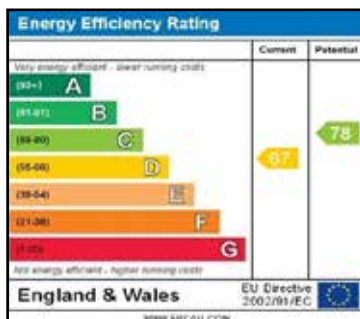


1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1911 sq.ft. (177.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metronix 02023



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Fakenham
on



Fine & Country Fakenham
1 Bridge Street, Fakenham, NR21 9AG
01328 854190 | fakenham@fineandcountry.com