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**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**7, BRAMPTON CLOSE  
WISBECH  
PE13 1LU**

**THE PROPERTY:** SPACIOUS FOUR/FIVE BEDROOMED DETACHED HOUSE SITUATED IN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT CLOSE TO THE GRAMMER SCHOOL AND THE TOWN CENTRE \* SEPARATE DINING AREA \* FITTED KITCHEN \* MASTER BEDROOM WITH EN-SUITE SHOWER/W.C. AND DRESSING ROOM \* GENEROUS ENCLOSED GARDENS TO REAR \* DOUBLE GARAGE \* MULTI- VEHICLE OFF ROAD PARKING \* DOUBLE GLAZING (ORIGINAL WINDOWS) \* GAS FIRED CENTRAL HEATING \* GREAT POTENTIAL \* BE THE FIRST TO VIEW!

**THE PRICE:** OIEO £385,000      **FREEHOLD**      **EPC BAND C**      **REF.8679**

**SELLING? FREE, FREE, VALUATIONS!**



For your own peace of mind, always have an independent survey,  
and always test all systems and appliances!  
Items displayed in photographs may not necessarily be included.



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**COUNCIL TAX:** **BAND F FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit with the National Trust Logo. Proceed to the traffic lights and turn right over The Town Bridge, then turn immediately left into North Brink. Proceed to the traffic lights and turn left. Follow the road for about 0.2 of a mile then turn left into Woodcote Park. Then turn first right. into Brampton Close.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE CANOPY/PORCH:** With light.

**ENTRANCE HALL:** With stairway off, understairs cupboard.

**LOUNGE/DINER:** 17' (max) x 15' 1" (max) With patio doors to rear garden, log burning stove.

**DINING ROOM:** 9' 8" (max) x 9' 7" (max).

**FITTED KITCHEN/BREAKFAST ROOM:**

12' 9" (max) x 11' 7" (max) With built in dishwasher, built in electric oven, built in electric hob, electric hob hood, range of wall cupboards, preparation surfaces with drawers & cupboards under, inset single drainer sink unit with mixer tap & cupboards under, display cupboard with glazed doors.

**GROUND FLOOR CLOAKROOM/W.C.:**

With inset hand wash basin with mixer tap & cupboards under, low level W.C., tiled walls.

**STUDY/GROUND FLOOR BEDROOM 5:**

10' 7" (max) x 7' 3" (max).

**UTILITY:**

9' 7" (max) x 7' 6" (max) With Glow Worm gas fired wall mounted central heating boiler, central heating programmer, wall cupboard, part tiled walls, work top with space/plumbing for automatic washing machine, single drainer sink unit with mixer tap & cupboard under.

**FIRST FLOOR:**

**LANDING:** With access to loft, built in airing cupboard housing hot water cylinder.

**FAMILY BATHROOM/W.C.:** With shower bath with mixer tap & shower attachment, low level W.C., pedestal wash basin with tiled splash back, heated towel rail, illuminated "Bluetooth" mirror with shaver point, extractor fan.

**BEDROOM NO 1:** 15' 6" (max) x 12' 5" (max).

**EN-SUITE DRESSING ROOM:** With range of fitted wardrobe/cupboards with mirror doors.

**EN SUITE /SHOWER ROOM/W.C.:**

With integrated low-level W.C., integrated hand wash basin with mixer tap & cupboards under, heated towel rail, extractor fan, tiled & screened double shower cubicle with electric shower.

**BEDROOM NO 2:** 14' (max) x 12' (max).

**BEDROOM NO 3:** 12' (max) x 8' 5" (max).

**BEDROOM NO 4:** 13' 3" max x 7' 2" (max)



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**OUTSIDE:**

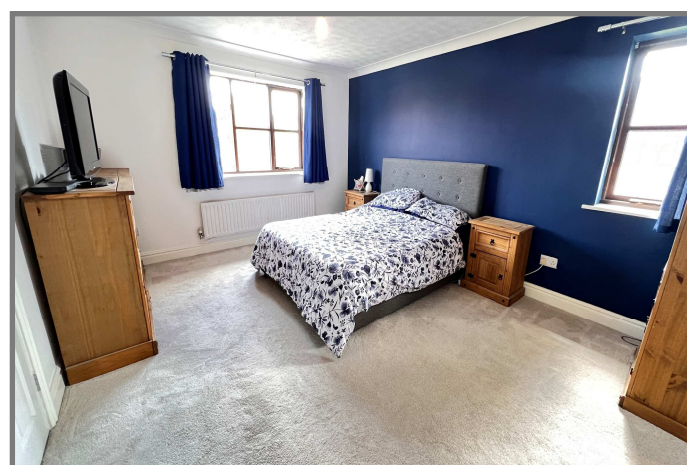
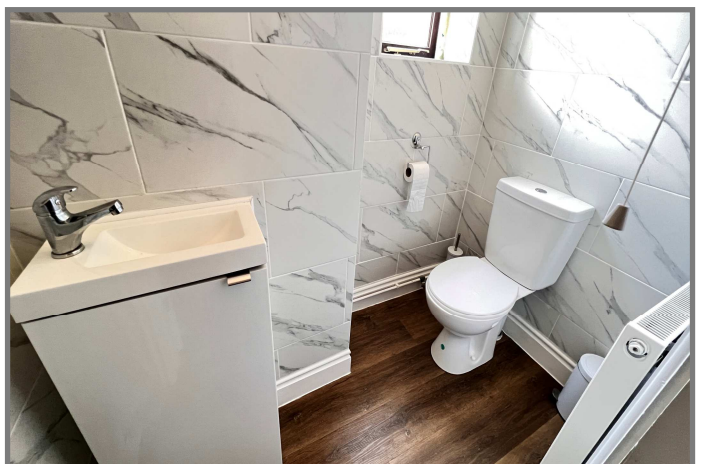
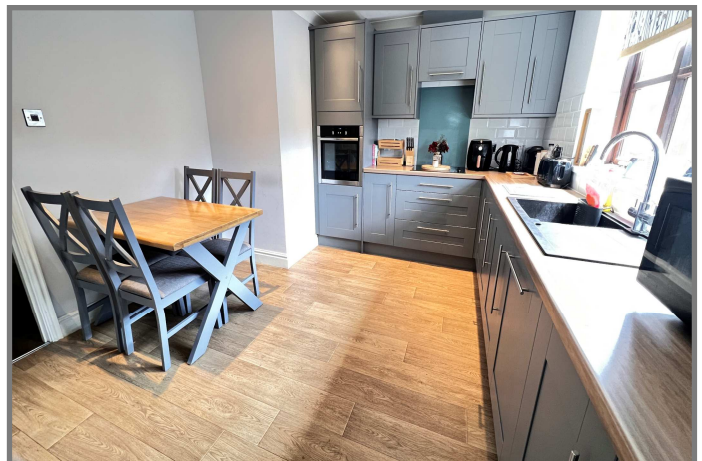
**SUMMER HOUSE : OUTSIDE LIGHTS**

**DOUBLE GARAGE:**

17' 9" (max) x 16' 10" (max) With twin up & over doors, personal door, power & lighting, joist storage,

**GARDENS:**

To front laid to lawn with a tarmac driveway/multi-vehicle off road parking space. Timber gate to side, log store to side. Generous enclosed gardens to rear laid to lawn with trees, shrubs, borders and an extensive paved patio area.





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