



360°  
VIRTUAL TOUR

4 The Tramway, Outwell  
Wisbech



£475,000

## 4 The Tramway

Outwell, Wisbech

Stunning 5-bed detached house on exclusive private road with river frontage. Luxurious living with private landing stage, boat mooring, fishing rights. Spacious interior, modern kitchen, 2 en-suite bedrooms, garden bar, double garage, village amenities nearby. Ideal for waterside living. Council Tax band: E

Tenure: Freehold

- A stunning modern three storey detached home
- Located in an exclusive private road with river frontage
- Private landing stage with boat mooring and fishing rights
- Five bedrooms, two with en-suite shower rooms
- Lounge and separate dining room
- Beautiful kitchen with a full range of integrated Bosch appliances
- Separate utility room, ground floor cloakroom
- Enclosed private garden with garden bar
- Double garage and additional parking
- Village location, located within walking distance to village shop, pub and other amenities



**NEXT LEVEL  
PROPERTY**

AGENTS THAT CARE



### **Reception Hallway**

The hallway is an inviting area with oak stairs and glass ballustrades. An understair storage area gives an ideal space for shoes and coats and doors lead off to the lounge, dining room, kitchen and ground floor cloakroom.

### **Lounge**

The lounge is a very spacious and relaxing room with stylish modern decor, a feature fireplace (with a working open fire) a uPVC double glazed bay window to the front, and uPVC double glazed French doors that open to the rear garden.

### **Dining Room**

The dining room is a functional and spacious room with capacity to take a large family sized table and chairs. There is a uPVC double glazed bay window to the front.

### **Ground Floor Cloakroom**

A useful cloakroom with a heritage suite including a low level WC and pedestal hand basin. The walls are half tiled and there is a heated towel rail.

### **Kitchen**

This stunning kitchen has an vast array of built-in storage cupboards and drawer units, a centre island with further base and drawer units and a fitted butchers block style worksurface. There is a full range of built-in Bosch appliances including a tall larder fridge, freezer, dishwasher, twin ovens, wine cooler and an induction venting hob. There is a feature centre light, pelmet backlighting, a uPVC double glazed window to the rear and a door to the utility room.



### Utility Room

The utility room has a range of further matching base and wall cupboards and there is space and plumbing for a washing machine and tumble dryer. There is a concealed oil fired boiler for the central heating and a door to the rear entrance.

### First Floor Landing

Doors lead to three bedrooms and the family bathroom, stairs lead to the second floor and a uPVC double glazed window overlooks the front of the property.

### Bedroom 1

A large double bedroom with a uPVC double glazed window to the front and a door to the en-suite shower room.

### En-Suite Shower Room

This en-suite has a large shower cubicle and a fitted heritage pedestal hand basin and WC. There is a tiled floor, half tiled walls and a uPVC double glazed window to the side.

### Bedroom 2

A large double bedroom with a uPVC double glazed window to the rear and a door to the en-suite shower room.

### En-Suite Shower Room

This en-suite has a low level WC, a heritage pedestal hand basin and a shower cubicle. There are half tiled walls, and a uPVC double glazed window to the rear.

### Bedroom 3

A large double bedroom with a uPVC double glazed window to the front.

### Family Bathroom

The family bathroom has a low level WC, a heritage pedestal hand basin and a jacuzzi bath. There is a tiled floor and a uPVC double glazed window to the rear.



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**Bedroom 4**

Currently used as a gym, this double bedroom has velux windows to the rear.

**Bedroom 5**

Used as a games room and cinema, this versatile room has velux windows to the rear.

**Front Garden**

The property has a small front garden that is enclosed with box hedging and there is a footpath to the front entrance door. There are steps down to a your own private landing stage where there are mooring and fishing rights attached with the property. a block paved parking area gives off road parking space and there is access to the double garage. A gate leads through to the rear garden.

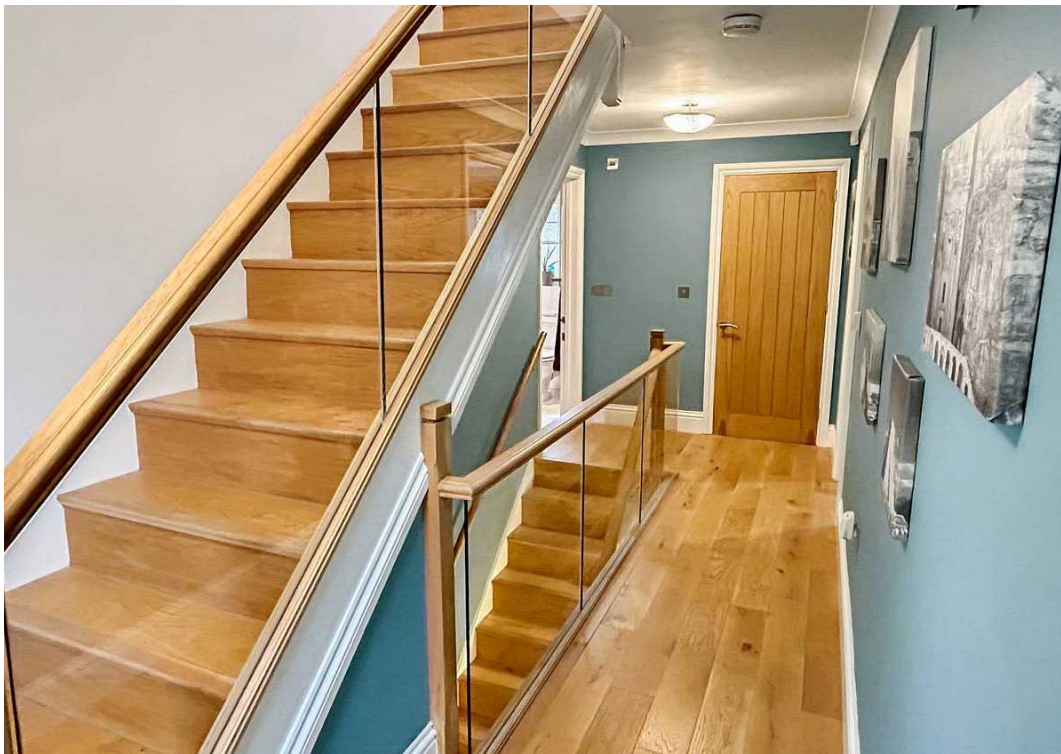
**Rear Garden**

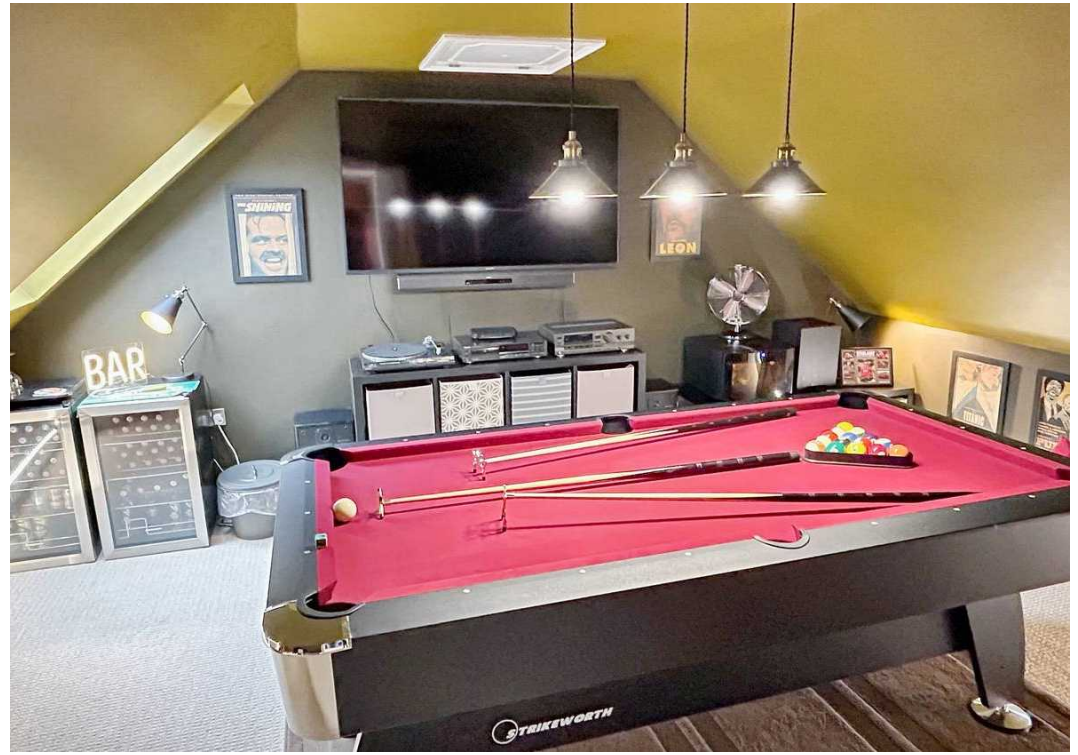
The rear garden is fully enclosed and has a 'garden bar' area, a space that is perfect to house the barbecue and an outdoor fridge. The rear garden has been designed to be low maintenance but also to have a variety of attractive plants set within to give colour and character all year round. There is an extensive paved area, a circular feature seating area with flower beds and a side access door to the garage.



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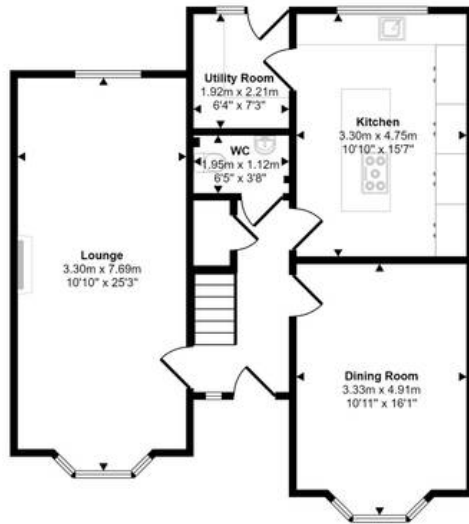








Approx Gross Internal Area  
211 sq m / 2268 sq ft

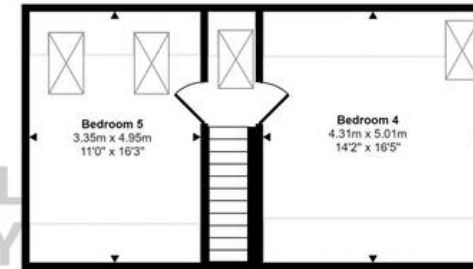


Ground Floor  
Approx 72 sq m / 779 sq ft

□ Denotes head height below 1.5m



First Floor  
Approx 74 sq m / 793 sq ft



Second Floor  
Approx 44 sq m / 477 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





## Next Level Property

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