



**Brampton Villas, Welney, Wisbech, PE14 9QA**

**welcome to**

**Brampton Villas, Welney, Wisbech**

Rural countryside living with a 1 acre plot! A well-presented, 3/4 bedroom semi-detached house, positioned within the peaceful village of Welney & occupying a sizable plot with large gardens to the front & rear. The property offers deceptively spacious internal accommodation & truly must be seen!



## Accommodation:

### Lounge

11' 2" x 14' 11" ( 3.40m x 4.55m )

Double-glazed bay window to the front. Radiator. Ceiling fan. Stairs leading to the first floor landing. Opening to:

### Dining Room

11' 10" x 12' 1" ( 3.61m x 3.68m )

Double-glazed door to the rear. Radiator. Exposed brick fireplace with wood burning stove. Ceiling fan. Storage cupboard.

### Kitchen

7' 10" x 20' 3" ( 2.39m x 6.17m )

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl enamel sink & drainer unit, and space for a range-style cooker with stainless steel cooker hood over. There is also an integrated fridge/freezer, as well as space & plumbing for a washing machine. Tiled flooring & tiled splashback. Two double-glazed windows to the side.

### Bedroom Four / Study

11' 11" x 15' ( 3.63m x 4.57m )

Double-glazed windows to the front & rear. Radiator.

### First Floor Landing

Stairs from the lounge. Airing cupboard.

### Bedroom One

15' x 12' ( 4.57m x 3.66m )

Double-glazed windows to the front & rear. Radiator. Built-in storage cupboard.

### Bedroom Two

11' x 15' 3" ( 3.35m x 4.65m )

Double-glazed window to the front. Radiator.

### Bedroom Three

8' 11" x 9' 2" ( 2.72m x 2.79m )

Double-glazed window to the rear. Radiator.

### Bathroom

Fitted with WC, wash hand basin & P-shaped bath with shower over. Stainless steel heated towel rail. Fully tiled. Double-glazed window to the rear.

## Outside

The property sits on a generous plot of 1 acre (stms) & boasts sizable gardens to the front & rear. The large front garden is laid to lawn, alongside various shrubs & trees, whilst the substantial garden to the rear is also laid to lawn, with a wide variety of plants, trees & hedges. To the rear of the property is the generous rear driveway, providing off-road parking for several cars & leading to the garage. Here, you will also find an above-ground Koi pond.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Brampton Villas, Welney, Wisbech

- 3/4 bedroom semi-detached house
- 1 ACRE PLOT! (stms)
- Lounge & dining room
- Ground floor bedroom/reception room
- Garage & ample parking

Tenure: Freehold EPC Rating: D

# £285,000



Please note the marker reflects the postcode not the actual property

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