



Ivy House, Black Drove, St. Johns Fen End, Wisbech, PE14 8JU

welcome to

Ivy House, Black Drove, St. Johns Fen End, Wisbech

William H Brown are delighted to offer to market this well presented period property, situated in a rural location in a picturesque setting. Viewing is highly recommended to appreciate all this family home has to offer!



Entrance Porch

Brick and UPVC double glazed construction, windows, door to entrance hall

Entrance Hall

Radiator, Stairs to first floor

Study/Boot Room

8' 1" x 5' 5" (2.46m x 1.65m)

Double glazed window to front, radiator

Sitting Room

20' 5" x 14' 4" (6.22m x 4.37m)

Brick fireplace with multi fuel log burner, two radiators, UPVC double glazed window to front, UPVC double glazed patio doors to rear

Utility Room

8' 8" x 5' 1" (2.64m x 1.55m)

Wall and base units, space and plumbing for washing machine and tumble dryer, UPVC double glazed window to rear

Shower Room

Shower, WC, Hand Wash Basin, Heated Towel Rail, Underfloor Heating, Window to rear

Kitchen

15' 6" x 8' 9" (4.72m x 2.67m)

Wall and base units, sink and mixer tap, electric oven, gas hob with extractor hood, plumbing for dishwasher and space for fridge freezer, window to rear, door to conservatory

Conservatory

15' 4" x 7' 7" (4.67m x 2.31m)

UPVC double glazed and brick construction

Dining Room

15' 4" x 12' 11" (4.67m x 3.94m)

UPVC double glazed window to front. Radiator

Landing

Loft access

Bedroom One

15' 9" x 13' (4.80m x 3.96m)

Double glazed windows to front, radiator, fireplace

Bedroom Two

12' 4" x 9' 1" (3.76m x 2.77m)

Double glazed window to front, radiator

Bedroom Three

9' 1" x 8' 10" (2.77m x 2.69m)

Double glazed window to rear, radiator

Bedroom Four

9' 8" x 8' 8" (2.95m x 2.64m)

Double glazed window to rear, boiler cupboard, cupboard housing hot water cylinder, radiator

Bathroom

Bath, WC, hand wash basin, heated towel rail, window to rear

Outside Agent Notes

To the front of the property there is a gravel drive providing parking and giving access to the garage. To the side of this driveway, there is a five bar gate giving access to the rear where there is a lovely west facing garden with a wide variety of fruit trees, established shrubs, hedges and a seating area. Further to the side is a generous lawned area which has a block of solar panels which provide low cost electricity and an annual tax free income. To the other side of the property is a further lawned area where there is a recently installed sewage treatment plant. There is also a useful outside WC. There are 2 outside power points and 2 outside taps and a greenhouse included in the sale.

Agent Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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Ivy House, Black Drove, St. Johns Fen End, Wisbech

- Detached Period Property
- Rural Location in a Picturesque Setting
- Four Bedrooms
- Half An Acre Plot (STMS)
- Sitting Room with Log Burner

Tenure: Freehold EPC Rating: D
Council Tax Band: C



£425,000

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN119060 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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