









Welcome to

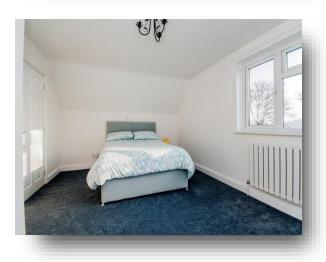
Thurlands Drove, Upwell Wisbech

LOOKING FOR THAT FOREVER HOME? You must check out this beautifully presented, detached family home situated in a rural location on the outskirts of Upwell. The property has been updated and re-configured by the current owners to feature 4 generous double bedrooms, 3 of which have en-suite shower rooms and the Master bedroom includes a walk in wardrobe. There is a 21 ft lounge, 13 ft snug, an office, kitchen / breakfast room with dining area as well, utility room which includes a pet shower facility, a garden room featuring bi-fold doors leading out to the rear garden, and a side entrance that links to the double garage without having to go outside! Moving to the outside of the property, this beautiful home is situated on an estimated 2.5 acre (STS) plot and comes complete with a stable block that benefits from power & water being connected. There is a separate hardstanding area that is ready for an additional stable block to be erected that also has power & water to it. There is also a front garden with driveway to the right & left hand sides providing ample off road parking. At the rear is a stunning, landscaped garden with ornate miniature stream and pond plus a newly laid patio to enjoy.















Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Reception

12' 4" x 10' 11" (3.76m x 3.33m)

Cloakroom

Snug

13' 4" x 10' 10" (4.06m x 3.30m)

Lounge

21' 1" x 12' 5" (6.43m x 3.78m)

Dining Area

11' 5" x 14' 6" (3.48m x 4.42m)

Inner Hallway

Office

4' 9" x 13' 5" (1.45m x 4.09m)

Kitchen

24' 1" x 10' 7" Max (7.34m x 3.23m Max)

Utility Room

10' 8" x 7' 11" (3.25m x 2.41m)

Garden Room

13' x 14' 11" (3.96m x 4.55m)

Side Entrance Porch

1st Floor Landing

Master Bedroom

11' 8" x 14' 8" (3.56m x 4.47m)

Ensuite

5' 11" x 15' 6" (1.80m x 4.72m)

Bedroom 2

14' 11" x 9' 10" (4.55m x 3.00m)

Ensuite

5' 7" x 11' 1" (1.70m x 3.38m)

Bedroom 3

11' 1" x 16' 6" (3.38m x 5.03m)

Ensuite

Bedroom 4

7' 9" x 9' 11" (2.36m x 3.02m)

Outside:

Double Garage

17' 10" x 17' 7" (5.44m x 5.36m)

Stable Block

Front & Rear Gardens

Welcome to

Thurlands Drove, Upwell Wisbech

- Estimated 2.5 Acre Plot (STS)
- Beautifully Presented Detached Family Home
- 4 Double Bedrooms
- 3 En-suites
- Stable Block with Power & Water

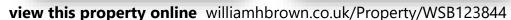
Tenure: Freehold EPC Rating: D

£630,000





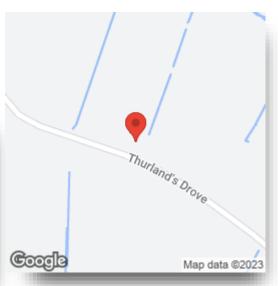






From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the roundabout with the A47 continue straight over heading out of Wisbech towards Outwell & Upwell. Upon entering the village of Outwell at the mini roundabout turn right and then immediately left into Isle Road. Continue on into the village of Upwell and turn right into Pius Drove. Continue along and turn left into The Common. Proceed along into Thurlands Drove where the property will be found on the right hand side.





Please note the marker reflects the postcode not the actual property



Property Ref: WSB123844 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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