

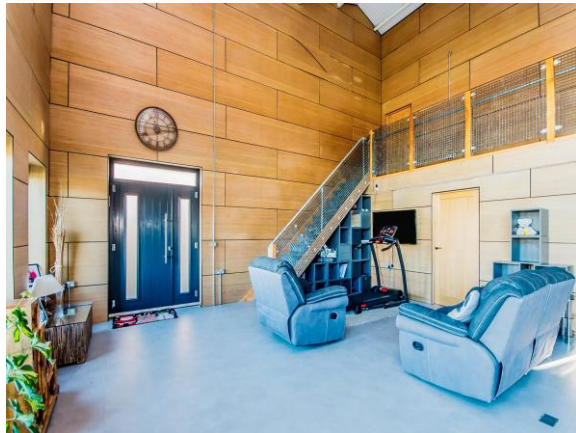


Smeeth Road, Marshland St. James Wisbech PE14 8JG

Welcome to

Smeeth Road, Marshland St. James Wisbech

Located In the highly regarded village of Marshland St James, this 4 Bedroom contemporary barn conversion is a must see!! With a fantastic landing gallery overlooking the open plan ground floor living area, with the first floor comprising of 4 Bedrooms all with en-suite Bathrooms. Inside the property you can benefit from the open plan area that can be arranged into many different contemporary versatile living arrangements. Outside you will find ample multi-vehicle parking and integral garage. To the rear of the property you will find a generous garden and balconied area with dining beneath. Viewing is essential!!





Ground Floor



First Floor

Lounge / Dining Room

43' 4" x 42' 7" Maximum (13.21m x 12.98m Maximum)

Kitchen

20' 3" x 14' 4" (6.17m x 4.37m)

Office

10' 9" x 7' 2" (3.28m x 2.18m)

Utility

10' 8" x 8' 6" (3.25m x 2.59m)

Shower Room

First Floor Landing

Bedroom One

13' 9" x 13' 6" (4.19m x 4.11m)

Dressing Room

13' 6" x 7' (4.11m x 2.13m)

En-Suite

Bedroom Two

17' 4" x 10' 5" (5.28m x 3.17m)

En-Suite

Bedroom Three

17' 5" x 9' 11" (5.31m x 3.02m)

En-Suite

Bedroom Four

13' 5" x 10' (4.09m x 3.05m)

En-Suite

Outside

Garage

21' 11" x 13' 7" (6.68m x 4.14m)

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.

Welcome to

Smeeth Road, Marshland St. James Wisbech

- Contemporary Barn Conversion
- Bespoke Build & Thermally Highly Efficient
- Open Plan Living Area
- 4 Bedrooms
- 5 Bathrooms

Tenure: Freehold EPC Rating: C

offers in excess of

£580,000



view this property online williamhbrown.co.uk/Property/WSB124096

Please note the marker reflects the
postcode not the actual property



Property Ref:
WSB124096 - 0010

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.

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.

Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken & Port Area. Head out of Wisbech and at the roundabout with the A47 take the second exit signposted Marshland St James. Continue along and at the "T" junction turn right and follow the road along for approximately 1.5 miles and then turn left onto Smeeth Road. Look out for our board!



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