



**Manor Gardens, Wisbech PE13 1LP**

## Welcome to

### Manor Gardens, Wisbech

IF IT'S SPACE YOU WANT, LOOK NO FURTHER! Sitting on a plot of approximately 0.4 acres (S.T.S.), this executive detached house is ideally located less than a mile from the town centre and a short walk from the Wisbech Grammar School. With four double bedrooms (the master having en-suite facilities) and three reception rooms, the property also benefits from a refitted family bathroom, a downstairs shower room, a detached double garage and multi-vehicle off-road parking.





**Ground Floor**



**First Floor**

**Front Porch**

**Entrance Hall**

**Downstairs Shower Room**

6' 7" x 7' 3" ( 2.01m x 2.21m )

**Lounge**

22' 8" x 13' 10" ( 6.91m x 4.22m )

**Dining Room**

12' 7" x 13' 11" ( 3.84m x 4.24m )

**Study**

9' 7" x 13' 11" ( 2.92m x 4.24m )

**Kitchen**

12' 7" x 13' 9" ( 3.84m x 4.19m )

**Rear Hallway**

**Utility Room**

11' 2" x 7' 11" ( 3.40m x 2.41m )

**First Floor Landing**

**Master Bedroom**

15' 1" x 12' excluding wardrobes ( 4.60m x 3.66m excluding wardrobes )

**En-Suite**

7' x 10' 6" ( 2.13m x 3.20m )

**Bedroom Two**

12' into wardrobes x 13' 10" ( 3.66m into wardrobes x 4.22m )

**Bedroom Three**

10' 2" x 13' 10" into wardrobes ( 3.10m x 4.22m into wardrobes )

**Bedroom Four**

9' 7" x 13' 10" into wardrobes ( 2.92m x 4.22m into wardrobes )

**Family Bathroom**

6' 11" x 12' 8" ( 2.11m x 3.86m )

**Double Garage**

20' 4" x 19' 10" ( 6.20m x 6.05m )

**Cabin**

11' 7" x 11' 2" ( 3.53m x 3.40m )

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

### Manor Gardens, Wisbech

- Executive detached house
- Three reception rooms, Four double bedrooms
- Detached double garage
- 0.4 acre plot (S.T.S.)
- Tax Band: F

Tenure: Freehold EPC Rating: D

offers in excess of

# £460,000

### Directions to this property:

From Wisbech Freedom Bridge roundabout take the Nene Quay signposted Peterborough to the traffic lights and turn right over the bridge, then immediately left into North Brink. Continue straight on at the junction and bear right into Barton Road. Take a right hand turn into Manor Gardens then the property will be found on the left hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125126](http://williamhbrown.co.uk/Property/WSB125126)



Property Ref:  
WSB125126 - 0005

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