



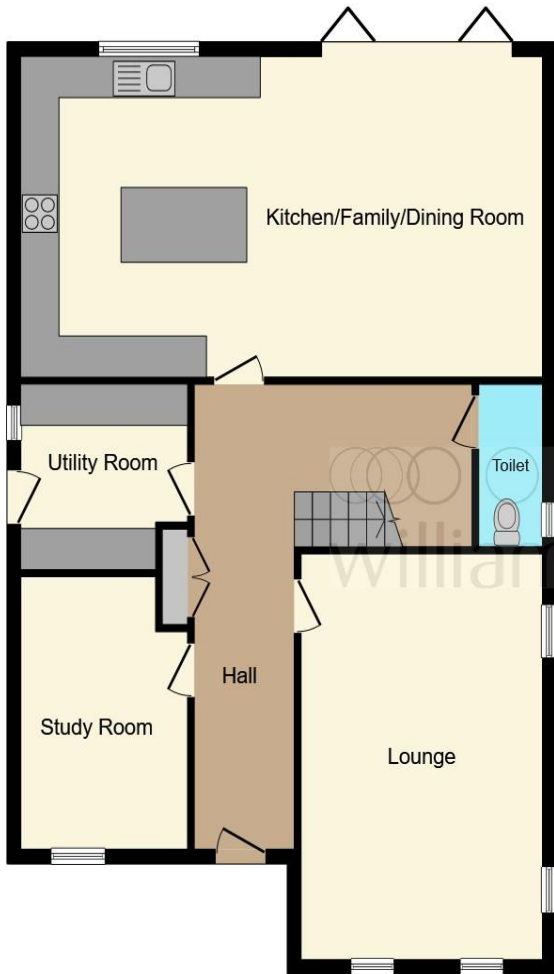
Hall Road, Outwell Wisbech PE14 8PE

Welcome to

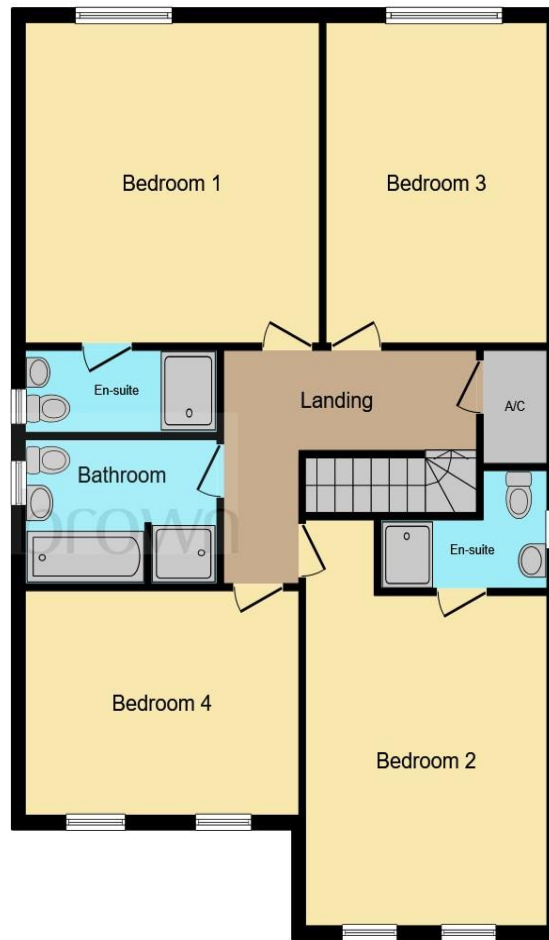
Hall Road, Outwell Wisbech

A fabulous executive detached family home, located in the popular village of Outwell. The property is situated in a non-estate location on a larger than average plot. This substantial home has been completed to a High Specification throughout including oak veneered doors and built by local reputable developers who have a real focus on quality materials and finishes. Accommodation comprising of Entrance Hall, Lounge, Study, a large 26' Kitchen/Diner, Utility Room and downstairs wc to complete the ground floor. Moving to the first floor which has 4 double Bedrooms, 2 x En-Suites and Family Bathroom. Benefitting from Solar Panels, Air Source heating, under floor heating to the ground floor, radiators to the first floor. The property is currently at 2nd fix stage and is due for completion late spring 2024. This property is not to be missed!! Viewing is essential!!





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 Hall

Lounge

19' 1" x 12' 4" (5.82m x 3.76m)

Study

10' 2" x 8' 5" (3.10m x 2.57m)

Kitchen / Diner

26' 9" x 16' 6" (8.15m x 5.03m)

Utility Room

8' 11" x 8' 5" (2.72m x 2.57m)

Downstairs Wc / Cloakroom

6' 6" x 3' 8" (1.98m x 1.12m)

First Floor Landing

Bedroom One

15' 3" x 15' 1" (4.65m x 4.60m)

En-Suite

8' 11" x 3' 11" (2.72m x 1.19m)

Bedroom Two

15' 3" x 11' 4" (4.65m x 3.45m)

Bedroom Three

19' 1" max x 12' 4" max (5.82m max x 3.76m max)

En-Suite

8' 4" max x 5' 10" max (2.54m max x 1.78m max)

Bedroom Four

14' x 13' 11" (4.27m x 4.24m)

Family Bathroom

8' 11" x 6' 10" (2.72m x 2.08m)

Outside

Double Garage

21' 10" x 18' 11" (6.65m x 5.77m)

Welcome to

Hall Road, Outwell Wisbech

- ***OPEN HOUSE - Saturday 18th May 13:00 - 14:00***
- Executive Detached Family Home
- 4 Double Bedrooms / 2 En-Suites & Family Bathroom
- Tax Band: New Build
- Village Location - Non-Estate Position
- Brand New!!!

Tenure: Freehold EPC Rating: Exempt

£550,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125521



Property Ref:
WSB125521 - 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.

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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk