



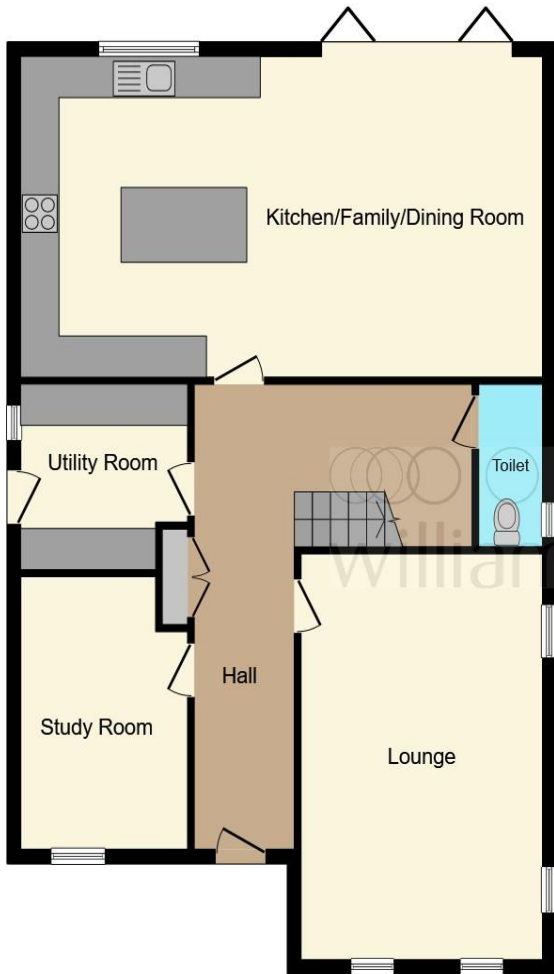
Hall Road, Outwell Wisbech PE14 8PE

Welcome to

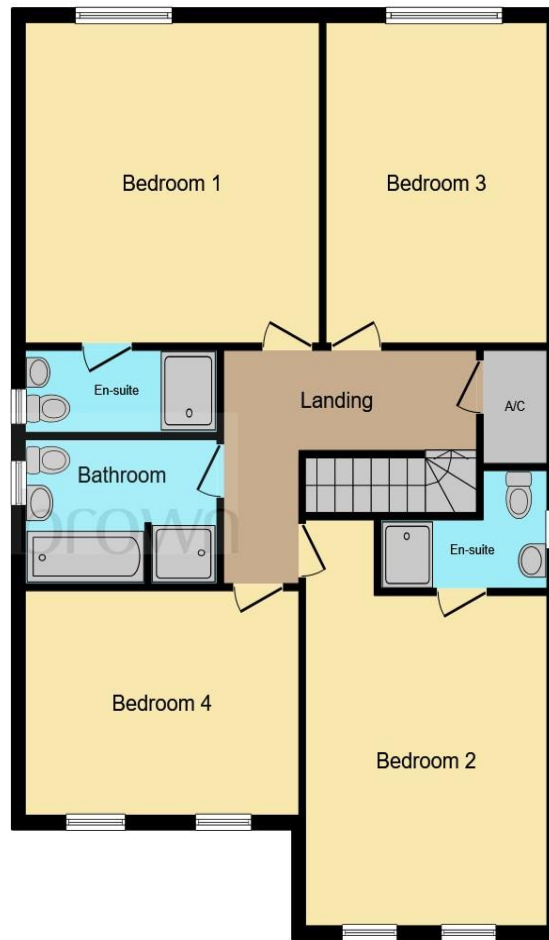
Hall Road, Outwell Wisbech

EXECUTIVE FAMILY detached home, located in the popular village of Outwell. A substantial home has been completed to a High Specification throughout by local reputable developers. 4 Double Bedrooms, 2 x Ensuite, 26' Kitchen/Diner, Solar Panels, Air Source Heating, Double Garage and so much more.





Ground Floor



First Floor

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)

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

Hall Road, Outwell Wisbech

- 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 - 0008

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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