



Peckover Drive, Wisbech PE13 2HZ

Welcome to

Peckover Drive, Wisbech

A SIMPLY STUNNING HOME! Situated in a quiet cul de sac location and located in the popular town of Wisbech, this modern detached house has been extended and much improved to provide extensive, open plan living space for all the family to enjoy! In a convenient location close to Schools, College and local amenities. There are 3 bedrooms and a bathroom to the first floor, whilst the ground floor provides 3 reception areas, the heart of the home being a fantastic 19' refitted, fully integrated kitchen/dining room with bi-fold doors overlooking the generous rear garden. There is also a useful utility room and a downstairs shower room. Outside is a gravel driveway providing off road parking and leading to the single garage. The rear is enclosed with paved patio and gated access to the front. Viewing is the only way to fully appreciate this stunning property so get in touch with us TODAY!





Ground Floor



First Floor

Front Porch

Entrance Hall

Lounge

14' 7" x 11' 11" (4.45m x 3.63m)

Play Room

12' 2" x 9' 8" (3.71m x 2.95m)

Breakfast Room

12' 2" x 9' 1" (3.71m x 2.77m)

Kitchen / Dining Room

12' x 19' (3.66m x 5.79m)

Rear Hallway

Utility Room

5' 5" x 7' 9" (1.65m x 2.36m)

Shower Room

4' 10" x 7' 9" (1.47m x 2.36m)

1st Floor Landing

Bedroom 1

14' 8" into Wardrobe x 11' 4" (4.47m into Wardrobe x 3.45m)

Bedroom 2

12' 3" x 11' 4" (3.73m x 3.45m)

Bedroom 3

8' 10" x 7' 7" (2.69m x 2.31m)

Bathroom

6' 5" x 7' 7" (1.96m x 2.31m)

Front & Rear Gardens

Single Garage

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

Peckover Drive, Wisbech

- Modern, Extended Detached Family Home
- 3 Bedrooms
- Open Plan Living
- Cul De Sac Location
- Tax Band: D
- Generous Rear Garden
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: C

offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125605



Property Ref:
WSB125605 - 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.

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 the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and turn right into Ramnoth Road. Take the first turning on your left to Money Bank. Proceed along and take the first turning on your right into Quaker Lane. Turn right again into Peckover Drive where the property will be found on the right hand side.



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