



**Westmead Avenue, Wisbech PE13 2SL**

## Welcome to

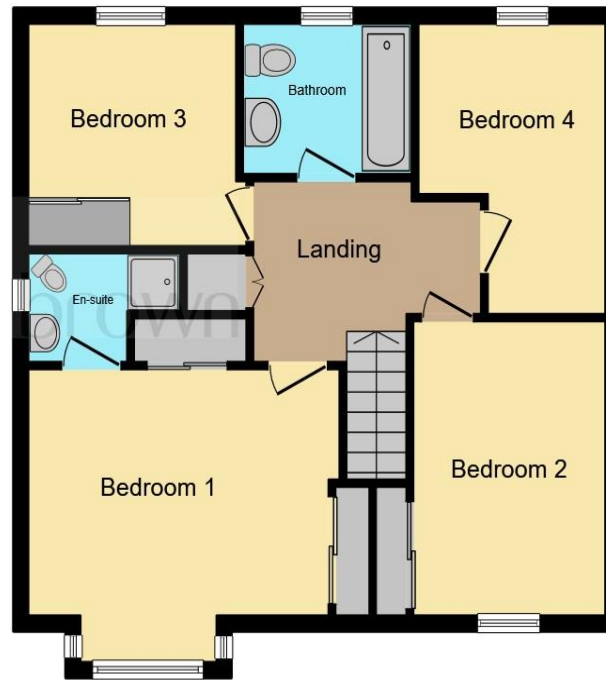
### Westmead Avenue, Wisbech

LOOKING FOR A FAMILY HOME? Situated on a corner plot, this modern detached house provides well-proportioned accommodation throughout and would make an ideal home for the growing family! With four bedrooms (the master having en-suite shower room) and two reception rooms, the property also benefits from a conservatory, a downstairs cloakroom, a single garage with utilities and multi-vehicle off-road parking and further hard standing area.





**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**

**Downstairs Cloakroom**

6' 1" x 2' 7" ( 1.85m x 0.79m )

**Lounge**

14' 9" excluding bay x 10' 9" maximum ( 4.50m excluding bay x 3.28m maximum )

**Dining Room**

9' excluding bay x 10' 7" ( 2.74m excluding bay x 3.23m )

**Kitchen**

11' 3" maximum x 14' 6" ( 3.43m maximum x 4.42m )

**Conservatory**

9' 6" x 12' 11" ( 2.90m x 3.94m )

**First Floor Landing**

**Master Bedroom**

10' 1" excluding bay x 13' 2" excluding wardrobes ( 3.07m excluding bay x 4.01m excluding wardrobes )

**En-Suite**

4' 7" x 7' 10" ( 1.40m x 2.39m )

**Bedroom Two**

12' x 8' 3" excluding wardrobes ( 3.66m x 2.51m excluding wardrobes )

**Bedroom Three**

9' 3" into wardrobes x 9' 7" ( 2.82m into wardrobes x 2.92m )

**Bedroom Four**

11' 10" maximum x 8' 2" maximum ( 3.61m maximum x 2.49m maximum )

**Family Bathroom**

6' 1" x 7' 2" ( 1.85m x 2.18m )

**Garage**

16' 10" x 8' 1" ( 5.13m x 2.46m )

## Welcome to

## Westmead Avenue, Wisbech

- Modern detached house
- Four bedrooms with en-suite to master
- Two receptions
- Conservatory
- Corner plot

Tenure: Freehold EPC Rating: D

offers in excess of

# £300,000

## Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town and proceed through five sets of traffic lights. Take the first turning on your left into Westmead Avenue where the property will be found on your right hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125662](http://williamhbrown.co.uk/Property/WSB125662)



Property Ref:  
WSB125662 - 0004

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