



Wistaria Road, WISBECH PE13 3RH

Welcome to

Wistaria Road, WISBECH

EXCEPTIONAL IN EVERY WAY! Take a look at this absolutely stunning, semi detached family home that has been completely overhauled, located in the popular Walsoken end of Wisbech. This immaculate, modern home has been completely refurbished and offers an open plan lounge / kitchen / diner with patio doors at the rear overlooking the garden. There is a separate utility / cloakroom plus the property has cleverly integrated the garage / workshop into the main entrance that provides an additional cloakroom plus a workroom at the rear, currently used as a home salon. This opens up the idea of keeping working from home separate from family life. Upstairs, the property has a refitted bathroom and 3 bedrooms, 2 of which are good size doubles. Outside the property is an enclosed driveway / front garden that gives huge amounts of privacy and provides off road parking. At the rear is an enclosed garden that features a paved patio and an insulated shed that also has power that could be used as a small workshop. The property is connected to all mains services, is fully double glazed and has electric underfloor heating in addition to central heating, to the ground floor of the house. This gorgeous home is also offered for sale with NO FORWARD CHAIN!





Ground Floor

First Floor

Garage / Entrance Hall
22' 6" x 12' 4" Max (6.86m x 3.76m Max)

Cloakroom

Lounge / Dining / Kitchen
28' 3" x 15' 7" Max (8.61m x 4.75m Max)

Utility / Cloakroom
5' 9" x 5' 3" (1.75m x 1.60m)

1st Floor Landing

Bedroom 1
15' 1" x 9' 4" (4.60m x 2.84m)

Bedroom 2
12' 5" x 9' 4" (3.78m x 2.84m)

Bedroom 3
7' 3" x 9' 5" (2.21m x 2.87m)

Bathroom
6' 7" x 7' 9" (2.01m x 2.36m)

Rear Workroom / Garden Room
15' 9" x 10' 1" (4.80m x 3.07m)

Front & Rear Garden

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Wistaria Road, WISBECH

- NO FORWARD CHAIN
- Exceptional Renovated Home
- 3 Bedrooms
- Open Plan Living
- Tax Band: A
- Off Road Parking
- Work Room & Garage / Workshop

Tenure: Freehold EPC Rating: C

offers in excess of

£220,000



Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and at the mini roundabout turn right into Lerowe Road. Continue along and turn left into Grimmers Road. At the bottom turn left into Kirkgate Street and at the mini roundabout turn right into Wistaria Road. Follow along 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/WSB125747



Property Ref:
WSB125747 - 0007

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