



**Westmead Avenue, WISBECH PE13 2SL**



## Welcome to

### Westmead Avenue, WISBECH

PREPARE TO BE AMAZED! Simply stunning is the only way to describe this fantastic family home which has been extended and fully refurbished by the current owners and viewing is the only way to appreciate all that is on offer! With four double bedrooms (the master having dressing room and en-suite facilities) and three reception rooms, the hub of the home is a wonderful 30' Kitchen/family room which has been refitted and is fully integrated with bi-fold doors overlooking the generous rear garden. The property also benefits from a useful utility/cloakroom, PVCu double glazing and gas radiator central heating.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Utility/cloakroom**

7' 8" x 5' 10" maximum ( 2.34m x 1.78m maximum )

**Dining Hall**

10' 11" x 13' 11" maximum ( 3.33m x 4.24m maximum )

**Lounge**

20' 4" x 11' 10" ( 6.20m x 3.61m )

**Kitchen/family Room**

20' 11" maximum x 30' 8" ( 6.38m maximum x 9.35m )

**Rear Hallway**

**Playroom**

16' 3" x 8' 3" ( 4.95m x 2.51m )

**First Floor Landing**

**Master Bedroom**

10' 7" x 14' 9" ( 3.23m x 4.50m )

**Dressing Room**

9' 1" maximum x 6' 4" maximum ( 2.77m maximum x 1.93m maximum )

**En-Suite**

5' 4" x 6' 9" ( 1.63m x 2.06m )

**Bedroom Two**

9' 2" excluding wardrobes x 13' 8" ( 2.79m excluding wardrobes x 4.17m )

**Bedroom Three**

8' 11" excluding wardrobes x 11' 10" ( 2.72m excluding wardrobes x 3.61m )

**Bedroom Four**

10' 10" maximum x 13' 11" ( 3.30m maximum x 4.24m )

**Family Bathroom**

5' 5" x 12' 4" ( 1.65m x 3.76m )

**Garage**

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](http://www.focalagent.com)

## Welcome to

## Westmead Avenue, WISBECH

- Extended detached family home
- Fully refurbished throughout
- Four double bedrooms
- Tax Band: D
- 30' Kitchen/family room

Tenure: Freehold EPC Rating: E

# £450,000

### 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/WSB125750](http://williamhbrown.co.uk/Property/WSB125750)



Property Ref:  
WSB125750 - 0005

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