



**John Bends Way, Parson Drove Wisbech PE13 4PS**

## Welcome to

### John Bends Way, Parson Drove Wisbech

An opportunity to purchase an extensive 4 bedroom detached family home situated in a cul-de-sac location. Gardens offering field views to the rear. Property benefits from Oil central heating, uPVC double glazing, a double garage and an office and Summer House to the rear. The property is situated in the popular village of Parson Drove, with amenities including School, Doctors Surgery, Village Shop and Post Office. Accommodation comprising Fitted Kitchen and Utility Room, 2 x reception rooms plus Conservatory, 4 Bedrooms with En-Suite to Master, Family Bathroom. Internal Viewings Highly Recommended.





**Ground Floor**

**First Floor**

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)

**Entrance Hall**

**Downstairs Cloakroom**

**Lounge**

16' 1" x 13' 5" ( 4.90m x 4.09m )

**Kitchen**

13' 8" x 9' 11" ( 4.17m x 3.02m )

**Utility Room**

6' 7" x 5' 11" ( 2.01m x 1.80m )

**Dining Room**

11' 7" x 8' 11" ( 3.53m x 2.72m )

**Conservatory**

11' 5" x 10' 10" ( 3.48m x 3.30m )

**First Floor Landing**

**Bedroom One**

13' 8" x 10' 3" plus door recess ( 4.17m x 3.12m plus door recess )

**En-Suite**

**Bedroom Two**

9' x 8' 4" plus door recess ( 2.74m x 2.54m plus door recess )

**Bedroom Three**

10' 5" inc wardrobes x 9' 2" ( 3.17m inc wardrobes x 2.79m )

**Bedroom Four**

10' 5" x 6' 8" ( 3.17m x 2.03m )

**Family Bathroom**

**Outside**

**Double Garage**

**Office**

9' 6" x 9' 3" ( 2.90m x 2.82m )

## Welcome to

### John Bends Way, Parson Drove Wisbech

- Modern Detached Family Home
- 4 Bedrooms, En-Suite to Master
- 2 Reception Rooms plus Conservatory
- Double Garage & Insulated Office
- Private Cul-De-Sac Locations

Tenure: Freehold EPC Rating: C

# £350,000

### Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Long Sutton. At the second set of traffic lights turn left signposted Leverington & Parson Drove. Continue along and at the Rising Sun Public House bear left into Leverington Common. At the crossroads follow the road round to the right and head towards Parson Drove. Continue through the village and turn left into John Bends Way.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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