



**Kestrel Drive, Wisbech PE13 2TS**

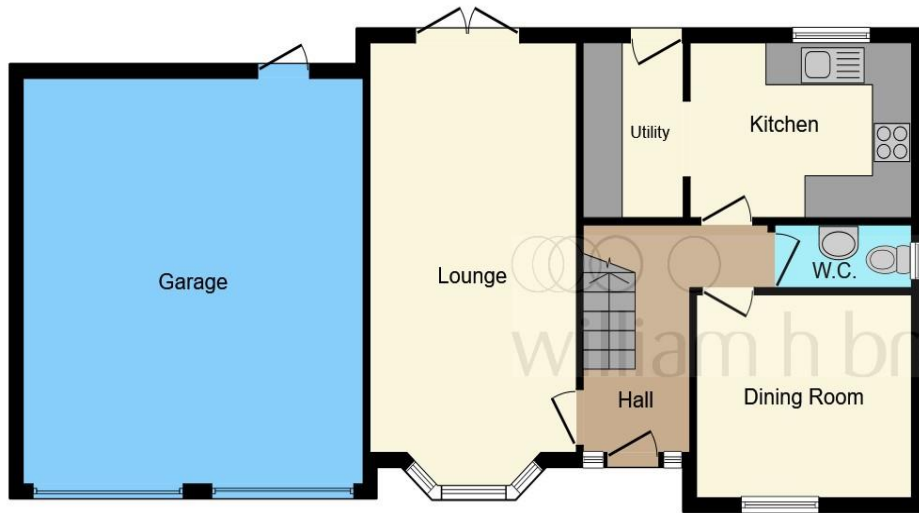


## Welcome to

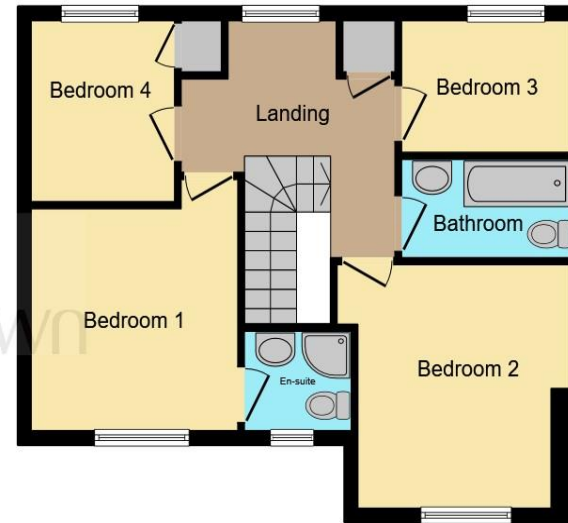
### Kestrel Drive, Wisbech

GREAT SPACE FOR THE WHOLE FAMILY! Take a look inside this modern, detached home located in the popular town of Wisbech, close to amenities and schools! This well presented property offers flexible space from a dual aspect lounge, separate dining room, kitchen, utility room and a ground floor cloakroom. Upstairs are 4 bedrooms, the master benefiting from ensuite facilities, and a family bathroom completing the internal accommodation. Outside, there is a lovely front garden, off road parking for 2 cars with the possibility to add more should it be required as well as a double garage that provides pedestrian access into the garden. At the rear is a landscaped, enclosed garden with timber shed, paved patio and gated access to the front. The property benefits from double glazed windows and doors, mains gas, electric, water and drainage, is situated in a cul-de-sac location and features a south west facing garden that offers all day sunshine! To fully appreciate this beautiful home and to avoid disappointment, an early viewing is highly recommended! Contact us TODAY!





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

10' 3" x 19' 8" ( 3.12m x 5.99m )

**Dining Room**

11' 1" x 9' 5" Max ( 3.38m x 2.87m Max )

**Kitchen**

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

**Utility Room**

5' 2" x 5' 9" ( 1.57m x 1.75m )

**1st Floor Landing**

**Master Bedroom**

12' 10" x 10' 5" Max ( 3.91m x 3.17m Max )

**Ensuite**

**Bedroom 2**

11' 11" x 9' 6" Max ( 3.63m x 2.90m Max )

**Bedroom 3**

7' 5" x 7' 2" ( 2.26m x 2.18m )

**Bedroom 4**

8' 7" x 6' 5" ( 2.62m x 1.96m )

**Family Bathroom**

4' 9" x 7' 9" ( 1.45m x 2.36m )

**Front & Rear Gardens**

**Double Garage**

17' 2" x 17' 2" ( 5.23m x 5.23m )

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

### Kestrel Drive, Wisbech

- Detached 4 Bedroom Family Home
- 2 Reception Rooms
- Ensuite to Master
- Double Garage & Off Road Parking
- Front & Rear Gardens

Tenure: Freehold EPC Rating: D

# £335,000

### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and turn right into Weasenham Lane. Take the second turning left into Heron Road and at the junction turn left. Proceed along and take the next turning left and then right into Kestrel Drive and bear left where the property will be found on your left hand side. Look for our board!



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB125837](http://williamhbrown.co.uk/Property/WSB125837)



Property Ref:  
WSB125837 - 0003

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