



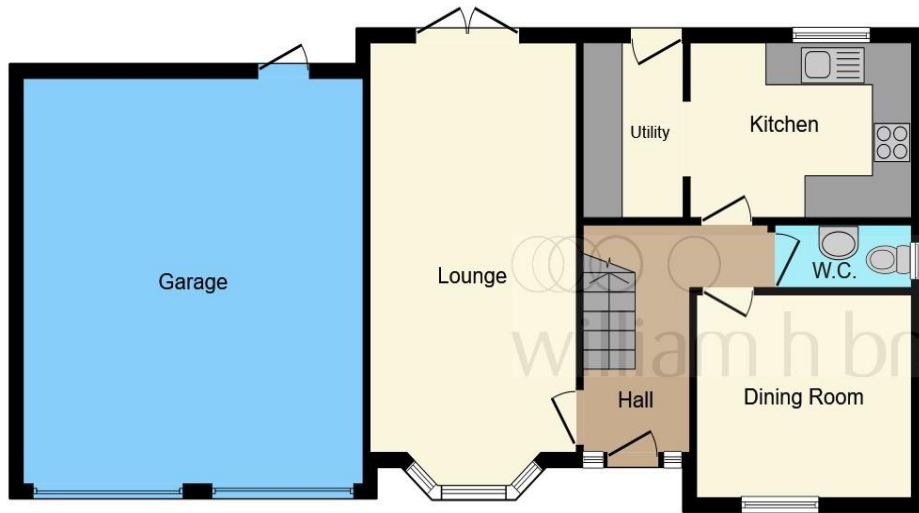
**Kestrel Drive, Wisbech PE13 2TS**

## Welcome to

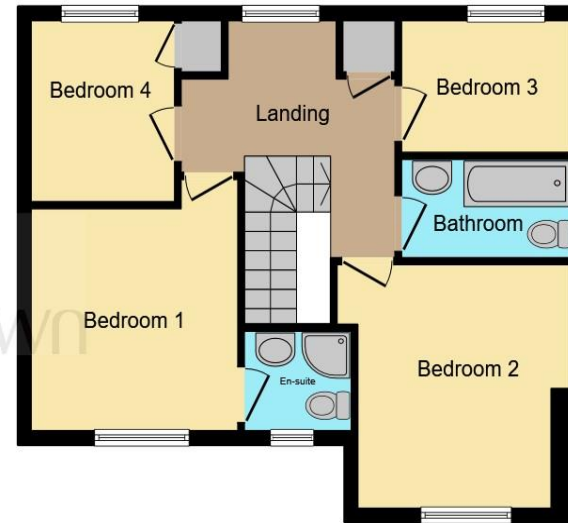
### Kestrel Drive, Wisbech

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
- Tax Band: D
- Front & Rear Gardens
- South West Facing Garden

Tenure: Freehold EPC Rating: D

offers in excess of

# £325,000



### 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 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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