



Smeeth Road, Marshland St. James Wisbech PE14 8ES

Welcome to

Smeeth Road, Marshland St. James Wisbech

EXECUTIVE ACCOMMODATION PRESENTED TO THE HIGHEST STANDARD THROUGHOUT! Don't just take our word for it, take a look for yourself in this stunning detached family home in the sought after village of Marshland St James. This stunning home offers versatile accommodation from a formal lounge with patio doors to the rear and windows to the side, a generous study to the front, a large 33 ft kitchen / diner being the hub of the home both providing views over the garden and access into the 21 ft family room. There is also a utility room and ground floor cloakroom. Moving upstairs, there is a galleried landing providing access to 4 generous double bedrooms, each benefiting from their own ensuite shower room, air conditioning to 3 of the bedrooms with the master further befitting from a walk through dressing room, French Doors leading to a Juliet balcony and large 4 piece ensuite bathroom. Outside the property is an electric gated driveway providing ample off road parking for multiple vehicles and leading up the the double garage. At the rear is a gorgeous, landscaped garden with a large, recently laid patio to enjoy those summer months in! The property offers fabulous features such as underfloor heating to the ground floor with individually controlled rooms via air source heating, an inset log burner to the formal lounge with an inglenook style fireplace, bi-fold doors to the kitchen / diner and the remaining buildings warranty. **BOOK YOUR VIEWING NOW!**





Ground Floor



First Floor

Entrance Hall

Cloakroom

Study

12' 11" x 16' 8" (3.94m x 5.08m)

Lounge

21' 10" x 12' 11" (6.65m x 3.94m)

Family Room

11' 6" x 21' 5" (3.51m x 6.53m)

Kitchen / Diner

33' 6" x 15' 2" (10.21m x 4.62m)

Utility Room

10' 4" x 5' 10" (3.15m x 1.78m)

Galleried 1st Floor Landing

Master Bedroom

18' 11" x 15' (5.77m x 4.57m)

Dressing Room

Ensuite

Bedroom 2

12' 10" x 18' 4" (3.91m x 5.59m)

Ensuite

Bedroom 3

17' 4" Max x 12' (5.28m Max x 3.66m)

Ensuite

Bedroom 4

12' 10" x 13' (3.91m x 3.96m)

Ensuite

Front & Rear Gardens

Double 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

Welcome to

Smeeth Road, Marshland St. James Wisbech

- Immaculate Detached Family Home With Remaining House Builders Warranty
- 3 Reception Rooms
- 4 Double Bedrooms with Private Ensuite Facilities
- 33 Ft Kitchen / Diner with Bi-Folds to Rear Overlooking the Rear Garden
- Tax Band: F
- Landscaped Rear Garden
- Generous Gated Off Road Parking & Double Garage

Tenure: Freehold EPC Rating: B

£595,000



Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken & Port Area. Head out of Wisbech and at the roundabout with the A47 take the second exit signposted Marshland St James. Continue along and at the "T" junction turn right and follow the road along for approximately 1.5 miles and then turn left onto Smeeth Road. Follow along where the property will be found on your left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125665



Property Ref:
WSB125665 - 0003

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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk