









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 undefloor 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!















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

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

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

Property Ref:

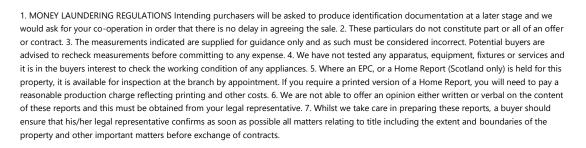
WSB125665 - 0003







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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





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