



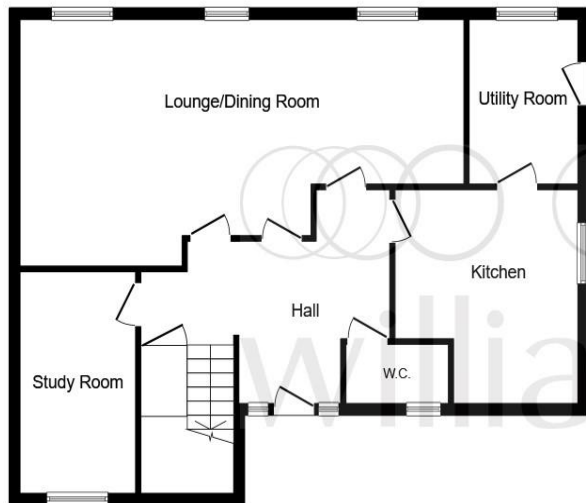
Woodcote Park, Wisbech PE13 1LX

Welcome to

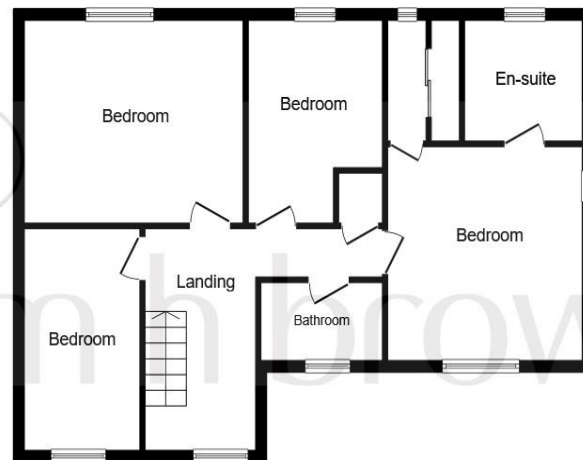
Woodcote Park, Wisbech

ABSOLUTELY STUNNING! William H Brown are delighted to offer for sale this impressive and substantial family home, situated in the extremely popular Woodcote Park development in the town of Wisbech. The property has been extensively renovated by its current owners and offers a modern, crisp and versatile living space. There are 4 good size bedrooms with the master bedroom offering both a fantastic walk in wardrobe and refitted modern en-suite facilities. There is a gorgeous refitted family bathroom, a large 28 ft living / dining room, refitted kitchen and utility room, ground floor cloakroom and an even separate study, perfect for those wanting to work from home or those looking for study space. Outside there is an enclosed front garden by stylish brick and wrought iron railings and to the rear the garden is mainly laid to lawn with a fabulous patio, partially enclosed by gorgeous feature balustrade each side, perfect for spending those coming summer months. There is also access to a double garage that features electric doors with off road parking located to the front. The entire outside has had lighting fitted to create a fabulous ambiance for relaxing in the garden after dark. There really is space for the entire family here and the current owners have spent a small fortune transforming this property into a modern and luxurious, family home. Every detail has been thought of and you really can just move straight in! Call now to arrange your viewing.

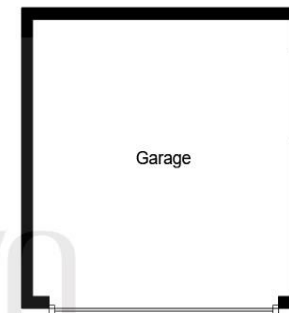




Ground Floor



First Floor



Garage

Entrance Hall

Cloakroom

Study

10' 9" x 7' 2" (3.28m x 2.18m)

Lounge / Diner

14' 7" Max x 28' 3" (4.45m Max x 8.61m)

Kitchen

11' 9" x 12' 8" Max (3.58m x 3.86m Max)

Utility Room

9' 9" x 6' 11" (2.97m x 2.11m)

1st Floor Landing

Master Bedroom

12' 6" x 15' 4" (3.81m x 4.67m)

Ensuite

6' 10" x 7' (2.08m x 2.13m)

Bedroom 2

12' x 13' 11" (3.66m x 4.24m)

Bedroom 3

8' 5" x 12' (2.57m x 3.66m)

Bedroom 4

13' 5" x 7' 4" (4.09m x 2.24m)

Family Bathroom

6' 1" x 8' 4" (1.85m x 2.54m)

Front & Rear Gardens

Double Garage

16' 6" x 17' 6" (5.03m x 5.33m)

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).
Plan produced for William H Brown. Powered by www.focalagent.com

Welcome to

Woodcote Park, Wisbech

- Luxurious, Modern Detached Family Home
- 28 ft Lounge / Diner, Ensuite & Walk In Wardrobe to Master
- Off Road Parking & Double Garage
- Tax Band : F
- Fully Renovated
- Popular Modern Estate on the Town Outskirts

Tenure: Freehold EPC Rating: D

offers in excess of

£425,000



Directions to this property:

From the Wisbech Freedom Bridge roundabout take the A1101 signposted Sleaford and turn immediately left towards the Old Market. Continue along and turn left into Chapel Road and on into Barton Road. Turn left into Woodcote Park and take the first left and follow this road round where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126045



Property Ref:
WSB126045 - 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.



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