



Bowthorpe Road, WISBECH PE13 2DX

Welcome to

Bowthorpe Road, WISBECH

YOU HAVE TO SEE THIS HOME, THERE IS SO MUCH MORE THAN MEETS THE EYE! Take a look at this absolutely stunning family home that offers so much potential, you won't believe it! Located in the popular market town of Wisbech, this gorgeous home offers adaptable accommodation for a growing family with huge potential for a range of different purposes. The main house is a good sized detached home, offering 3 double bedrooms, a family bathroom, a lounge overlooking the rear garden, a separate formal dining room, a kitchen, ground floor cloakroom plus entrance hall & porch. There is off road parking for multiple cars at the front as well as a 22 ft garage. Outside is the real selling point, with a landscaped rear garden with feature pond complete with its own fountain, mains powered outdoor lighting, a generous covered seating area with lighting, a covered bbq area, vegetable patch, log store plus multiple outbuildings. The main outbuilding could lend itself to an annex conversion (subject to the relevant permissions) and currently has a garden room, garden store and a 15 ft workshop. There is also a separate 12 ft office as well. There is so much potential here with a real feel of quality and attention to detail from its current owners. You would be crazy to miss this, as it is a very bespoke family home! Don't delay and arrange your viewing with us TODAY!

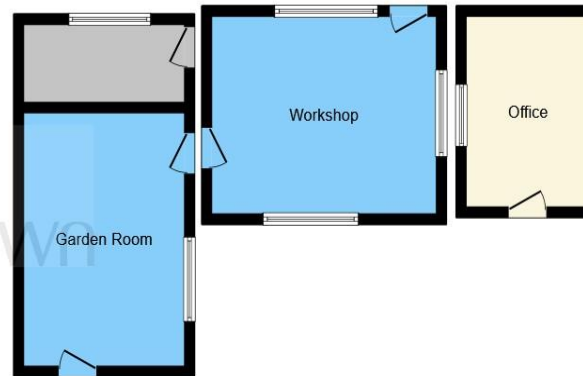




Ground Floor



First Floor



Outbuilding

Entrance Porch

Entrance Hall

Cloakroom

Lounge

14' x 12' 11" (4.27m x 3.94m)

Dining Room

12' 10" x 15' 4" (3.91m x 4.67m)

Kitchen

9' 10" x 13' 10" Max (3.00m x 4.22m Max)

1st Floor Landing

Master Bedroom

14' x 12' 11" (4.27m x 3.94m)

Bedroom 2

13' x 12' 11" (3.96m x 3.94m)

Bedroom 3

9' 11" x 9' 11" Max (3.02m x 3.02m Max)

Family Bathroom

9' 10" x 10' 7" (3.00m x 3.23m)

Front & Rear Gardens

Single Garage / Workshop

22' 10" x 8' 4" (6.96m x 2.54m)

Outbuildings:

Outdoor Office

12' 6" x 8' 5" (3.81m x 2.57m)

Garden Room

10' 11" x 16' 2" (3.33m x 4.93m)

Garden Store

Workshop

12' 1" x 15' 5" (3.68m x 4.70m)

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

Bowthorpe Road, WISBECH

- BESPOKE, DETACHED FAMILY HOME
- Multiple Outbuildings, Including Office, Garden Room & Workshop
- Stunning Landscaped Gardens with Veg Patch, Covered Seating Area & Feature Pond
- 22 ft Garage & Ample Off Road Parking
- Council Tax: Band C
- Generous Plot with Annex Potential (STP)

Tenure: Freehold EPC Rating: C

offers in the region of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WSB125689](https://www.williamhbrown.co.uk/Property/WSB125689)



Property Ref:
WSB125689 - 0002

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.

Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the B198 Lynn Road signposted Walsoken & Port Area. Continue along and turn right into Townshend Road. Follow the road round to the left and turn immediately right into Bowthorpe Road where the property can be found on the right hand side.



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