



**St. Pauls Road North, Walton Highway Wisbech PE14 7DN**

**Welcome to**

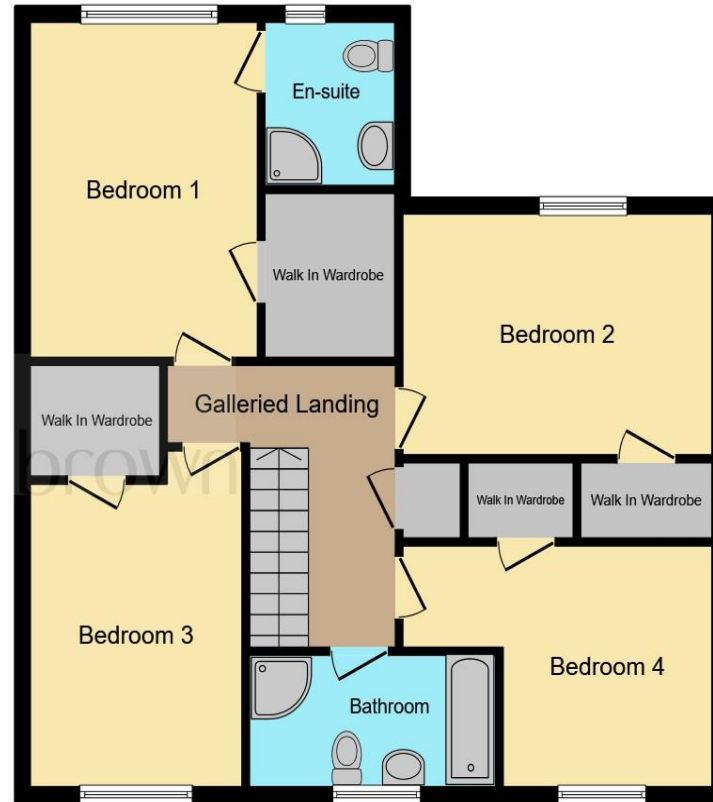
## **St. Pauls Road North, Walton Highway Wisbech**

A LOVELY HOUSE IN A BEAUTIFUL VILLAGE! Take a look inside this stunning, bespoke, detached family home located in the popular village of West Walton. This gorgeous modern home oozes quality throughout and offers spacious accommodation over 2 floors. The ground floor offers a 23 ft dual aspect lounge, that features a multi fuel burner and patio doors to the rear, a kitchen / diner that has been fitted with country style base & wall units with work surfaces over plus a double oven and integral appliances. There is also a ground floor cloakroom and a utility room to complete the ground floor accommodation. Moving upstairs, there are 4 double bedrooms that all benefit from copious amounts of natural light, with the master bedroom further benefiting from an ensuite shower room. There is a finally a 4 piece fitted family bathroom suite to complete both the 1st floor and overall accommodation. Outside the property is ample off road parking to the front, with vehicular gates to the side providing further parking and access to the detached double garage. The rear garden is mainly laid to lawn with a decked patio and gated access to the other side and fields to the rear. The property also offers underfloor heating to the ground floor, fully double glazed windows and doors, oil central heating and mains water, drainage and electricity connected. To fully appreciate this quality, non estate family home in a popular village, an early viewing is highly recommended!





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Study / Bed 5**

9' 5" x 10' 3" ( 2.87m x 3.12m )

**Lounge**

13' 7" x 23' 9" ( 4.14m x 7.24m )

**Kitchen / Diner**

16' 3" x 13' 10" ( 4.95m x 4.22m )

**Utility Room**

6' 9" x 9' 4" ( 2.06m x 2.84m )

**1st Floor Landing**

**Master Bedroom**

13' 10" x 10' 1" ( 4.22m x 3.07m )

**Ensuite**

5' 9" x 6' 9" ( 1.75m x 2.06m )

**Bedroom 2**

14' 3" Max x 9' 4" ( 4.34m Max x 2.84m )

**Bedroom 3**

10' x 13' 7" ( 3.05m x 4.14m )

**Bedroom 4**

13' 7" Max x 10' ( 4.14m Max x 3.05m )

**Family Bathroom**

10' 11" x 5' 10" ( 3.33m x 1.78m )

**Double Garage**

18' 9" x 17' 3" ( 5.71m x 5.26m )

**Agents Note:**

The advertised property is held over two freehold titles. Interested parties may wish to seek clarity of landing capacity and take guidance from a conveyancer for this purchase before proceeding.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Welcome to**

**St. Pauls Road North, Walton Highway  
Wisbech**

- Individually Built Home
- 4/5 Bedrooms
- Ensuite to Master
- Generous Off Road Parking & Double Garage
- Field Views to Rear

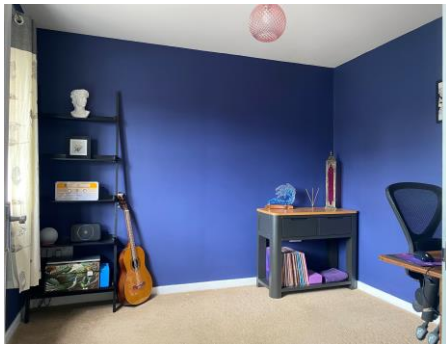
Tenure: Freehold EPC Rating: C

offers in excess of

**£450,000**

**Directions to this property:**

From the Wisbech Freedom Bridge roundabout, take the B198 Lynn Road signposted Walsoken & Port Area. Continue out of town and at the roundabout continue straight on. At the next roundabout turn left into Lynn Road signposted West Walton Highway and continue along. Turn right into St Pauls Road North where the property will be found on the left hand side,



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB126091](http://williamhbrown.co.uk/Property/WSB126091)



Property Ref:  
WSB126091 - 0005

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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