



Biggs Road, Wisbech PE14 7BE

Welcome to

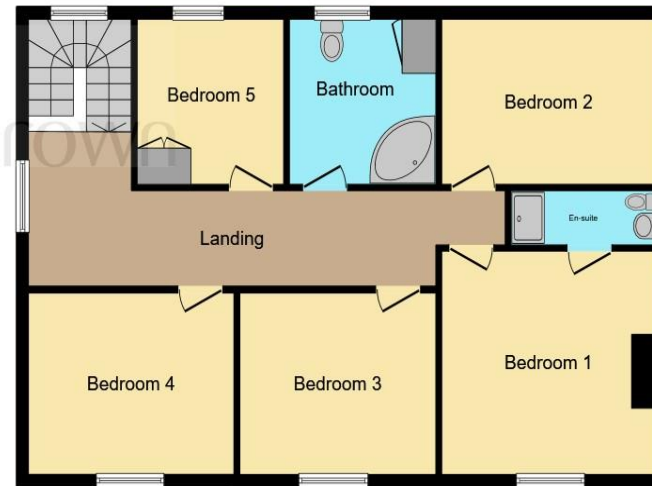
Biggs Road, Wisbech

ESCAPE TO THE COUNTRY! Situated in a semi-rural location and sitting on a plot of approximately 3/4 acre (S.T.S.), this modern detached house would be ideal for the family wanting a taste of the country lifestyle! With five bedrooms (the master having en-suite facilities) and two reception rooms, the property also benefits from a 23' kitchen/breakfast room, downstairs shower room, conservatory, and a useful utility room. Outside there are generous formal gardens, ample off-road parking, detached double garage as well as another 34' outbuilding. ****There is also planning permission in place for a single storey extension to the property as well as a detached indoor swimming pool****





Ground Floor



First Floor

Conservatory

8' 2" x 14' 10" (2.49m x 4.52m)

Entrance Hall

Downstairs Shower Room

8' 5" x 8' 11" (2.57m x 2.72m)

Kitchen

23' x 9' 10" (7.01m x 3.00m)

Utility Room

8' 6" x 9' (2.59m x 2.74m)

Lounge

12' 4" maximum x 24' 8" (3.76m maximum x 7.52m)

Dining Room

11' 8" x 17' 8" (3.56m x 5.38m)

First Floor Landing

Master Bedroom

12' 5" maximum x 12' 1" (3.78m maximum x 3.68m)

En-Suite Shower Room

Bedroom Two

12' 4" maximum x 12' 1" (3.76m maximum x 3.68m)

Bedroom Three

11' 6" x 9' 11" (3.51m x 3.02m)

Bedroom Four

11' 10" x 9' 10" (3.61m x 3.00m)

Bedroom Five

8' 6" x 9' maximum (2.59m x 2.74m maximum)

Family Bathroom

8' 5" x 8' 11" (2.57m x 2.72m)

Double Garage

26' 1" x 16' 5" (7.95m x 5.00m)

Outbuilding

34' 3" x 19' 5" (10.44m x 5.92m)

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

Biggs Road, Wisbech

- Modern detached house
- Five bedrooms with en-suite to master
- Two receptions plus conservatory
- Tax Band: C
- Total plot approx 3/4 acre (S.T.S.)
- Double garage and further outbuilding

Tenure: Freehold EPC Rating: C

offers in excess of

£450,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and continue straight on. Follow the road along and at the roundabout turn left signposted Kings Lynn onto the A47. Continue along for approximately 1.5 miles and then turn right into Broadend Road. Continue along and then turn left into Biggs Road 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/WSB126034



Property Ref:
WSB126034 - 0004

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