



School Road, West Walton Wisbech PE14 7HA

Welcome to

School Road, West Walton Wisbech

LOOKING FOR SOMETHING UNIQUE? Situated just a short walk from the highly regarded Marshland High School, this individual, architect designed property really is a one-off and a viewing is the only way to appreciate all that is on offer! Sitting on a total plot of just over 0.5 acres (S.T.S.), the property has four bedrooms (with en-suite to master), three reception rooms including a first floor sitting room with balcony overlooking the gardens, a double car port and is available to the market with no onward chain.





 **Ground Floor**

william h brown



First Floor

Entrance Hall

Kitchen

18' 6" maximum x 19' 8" maximum (5.64m maximum x 5.99m maximum)

Lounge / Diner

13' 1" x 19' 11" maximum (3.99m x 6.07m maximum)

Utility Room

7' 10" x 7' 8" (2.39m x 2.34m)

Bedroom Two

12' 11" into wardrobes x 13' 7" (3.94m into wardrobes x 4.14m)

Bedroom Three

11' 5" maximum x 13' 7" maximum (3.48m maximum x 4.14m maximum)

Dressing Room / Study

11' 11" x 9' 7" (3.63m x 2.92m)

Bedroom Four

11' 11" x 7' 6" excluding wardrobes (3.63m x 2.29m excluding wardrobes)

Bathroom

8' 8" x 9' 6" (2.64m x 2.90m)

First Floor Landing

Master Bedroom

11' 9" x 20' 9" into wardrobes (3.58m x 6.32m into wardrobes)

En-Suite

6' 3" x 7' 4" (1.91m x 2.24m)

First Floor Sitting Room

13' 5" x 20' 4" (4.09m x 6.20m)

Balcony

Bedroom Five / Library

22' 1" x 12' 6" (6.73m x 3.81m)

Double Carport

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

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School Road, West Walton Wisbech

- Individual detached house
- Four/Five bedrooms
- Two/Three reception rooms
- 0.5 acres (S.T.S.)
- NO Onward Chain!!

Tenure: Freehold EPC Rating: E

offers in excess of

£375,000

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 mini roundabout proceed straight on. At the next set of traffic lights turn left signposted West Walton. Continue along and upon entering the village take note of the church immediately in front of you and turn right into School Road. Proceed along where the property will be found on your right hand side after the bend.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126158



Property Ref:
WSB126158 - 0004

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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