



**Church Road, Emneth Wisbech PE14 8AA**



**Welcome to**

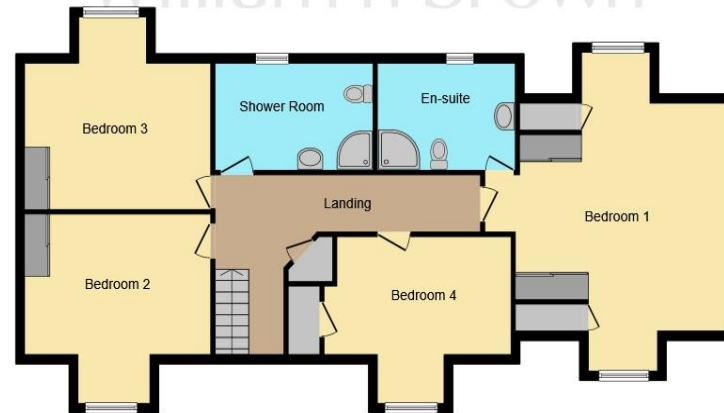
**Church Road, Emneth Wisbech**

ESCAPE TO THE COUNTRY with this deceptively spacious, detached, family home located in the popular village of Emneth! The property offers ample accommodation including a grand entrance reception, a large 27 ft lounge, cloakroom, dining room, kitchen / breakfast room, utility room, 4 double bedrooms with en-suite shower room to the master, and a family bathroom. Outside the property is fields to the rear, a lovely rear garden with private patio area, ample off road parking to the front plus a double garage that also has access to the rear garden. To fully appreciate the size and quality to this lovely home, an early viewing is highly recommended! Call us TODAY!





**Ground Floor**



**First Floor**

**Entrance Reception**

15' 8" x 12' 4" ( 4.78m x 3.76m )

**Cloakroom**

**Lounge**

14' 7" x 27' 11" ( 4.45m x 8.51m )

**Dining Room**

10' 9" x 12' 1" ( 3.28m x 3.68m )

**Kitchen**

15' 9" x 11' 8" Plus Recess ( 4.80m x 3.56m Plus Recess )

**Utility Room**

7' 6" x 7' 9" ( 2.29m x 2.36m )

**1st Floor Landing**

**Bedroom One**

22' 10" x 18' 8" ( 6.96m x 5.69m )

**En-Suite**

10' 7" x 7' 11" ( 3.23m x 2.41m )

**Bedroom Two**

11' 9" x 11' 11" Plus Recess ( 3.58m x 3.63m Plus Recess )

**Bedroom Three**

12' x 11' 6" Plus Recess ( 3.66m x 3.51m Plus Recess )

**Bedroom Four**

14' 7" x 9' 10" Max ( 4.45m x 3.00m Max )

**Family Bathroom**

12' 4" x 7' 11" Max ( 3.76m x 2.41m Max )

**Front & Rear Gardens**

**Double Garage**

27' 8" x 18' 9" ( 8.43m x 5.71m )

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

### Church Road, Emneth Wisbech

- Executive Detached Family Home
- 4 Double Bedrooms
- 2 Reception Rooms
- Field Views to Rear
- Off Road Parking & Double Garage

Tenure: Freehold EPC Rating: C

# £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. At the roundabout proceed straight over and head out of Wisbech. Follow the road round to the left and take the third turning left into Church Road signposted Emneth. Continue along, past the church where the property can be found on your right hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB124584](http://williamhbrown.co.uk/Property/WSB124584)



Property Ref:  
WSB124584 - 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.

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