



**Westmead Avenue, Wisbech PE13 2SL**



## Welcome to

### Westmead Avenue, Wisbech

SPACIOUS EXTENDED FAMILY HOME!! This detached house offers multi-generational living with an option for a separate annexe living space downstairs. Located on the outskirts of the town with local amenities close by. Accommodation comprises of Entrance Hall, Lounge / Diner, Kitchen / Utility, Office and downstairs WC, Separate Reception Room with own entrance and hallway, rear Lobby with another downstairs WC leading to the 22ft Conservatory with views over the spacious gardens. On the first floor you will find 4 Double Bedrooms, Family Bathroom, Separate Landing area with doors to Shower Room and Office Space. To the front of the property off road parking for several vehicles, side gate leading to spacious garden areas. Viewing essential to appreciate the spacious accommodation throughout.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge Area**

12' 4" x 14' 11" ( 3.76m x 4.55m )

**Dining Area**

13' 1" x 11' 6" ( 3.99m x 3.51m )

**Reception Room**

**Office / Downstairs Bedroom**

16' x 7' 4" ( 4.88m x 2.24m )

**Kitchen / Utility**

**Rear Lobby**

**Downstairs Wc**

**Conservatory**

22' x 9' 6" ( 6.71m x 2.90m )

**First Floor Landing**

**Bedroom One**

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

**Bedroom Two**

10' 7" x 10' 11" ( 3.23m x 3.33m )

**Bedroom Three**

12' 7" x 10' 11" ( 3.84m x 3.33m )

**Bedroom Four**

10' 7" x 7' 4" ( 3.23m x 2.24m )

**Upstairs Office**

**Family Bathroom**

**Shower Room**

**Outside**

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](http://www.focalagent.com)

## Welcome to

## Westmead Avenue, Wisbech

- Detached Family Home
- 4 Double Bedrooms
- 3 Reception Rooms
- Family Bathroom, Shower Room and 2 downstairs WC's
- 22' Conservatory
- Viewing Essential!!
- Versatile Accommodation

Tenure: Freehold EPC Rating: C

offers in excess of

# £335,000

### Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town and proceed through five sets of traffic lights. Take the first turning on your left into Westmead Avenue where the property will be found on your right hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB115181](http://williambrown.co.uk/Property/WSB115181)



Property Ref:  
WSB115181 - 0002

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