



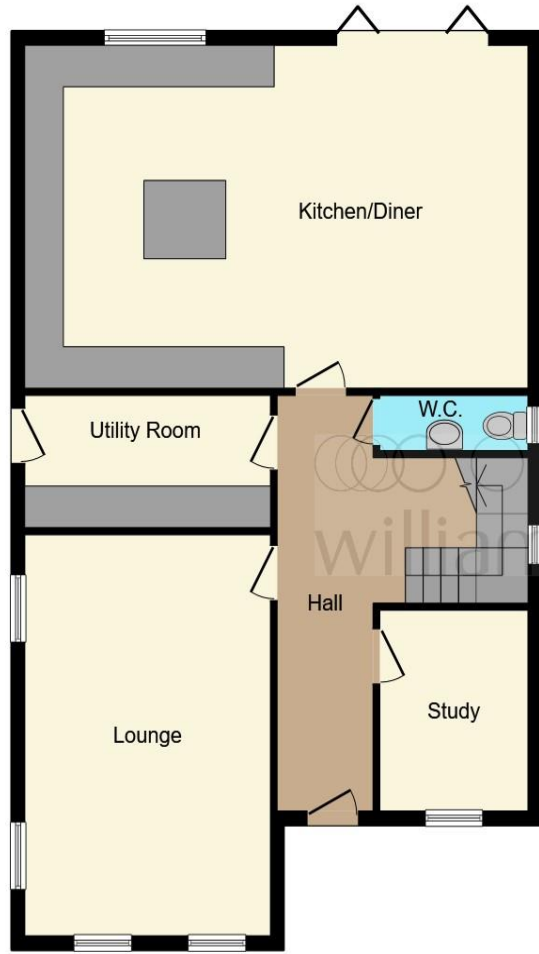
**Wisbech Road, Outwell Wisbech PE14 8PG**

## Welcome to

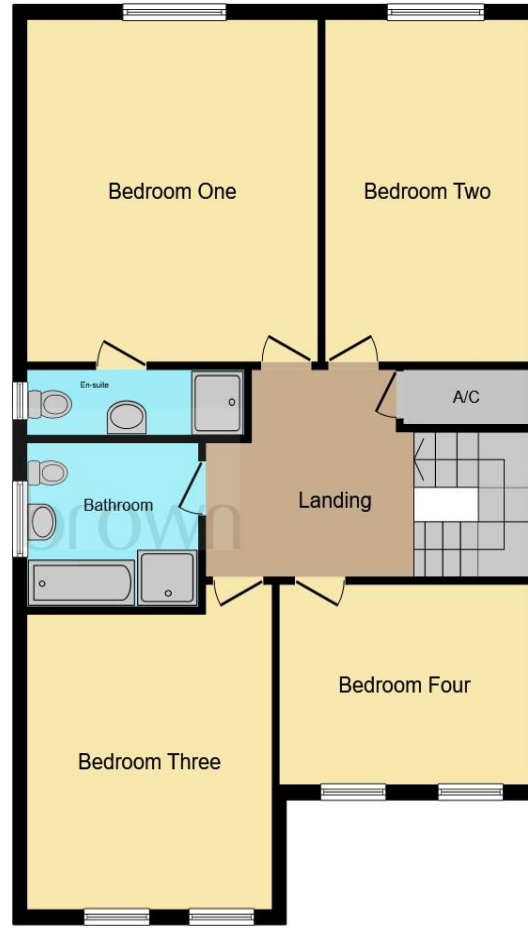
### Wisbech Road, Outwell Wisbech

ROOM FOR ALL THE FAMILY! Situated in a non-estate location, this modern detached house is presented in immaculate order throughout and provides ample accommodation for the growing family! With four double bedrooms (the master having en-suite facilities) and two reception rooms, the hub of the home is a stunning 25' kitchen/dining room with bi-fold doors overlooking the generous rear garden. There is multi-vehicle off-road parking and a detached double garage, all sat on a plot of approximately 0.25 acres (S.T.S.)





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

3' x 6' 7" ( 0.91m x 2.01m )

**Study**

10' 1" x 7' 2" ( 3.07m x 2.18m )

**Lounge**

19' x 12' 6" ( 5.79m x 3.81m )

**Utility Room**

6' 2" x 12' 6" ( 1.88m x 3.81m )

**Kitchen/Dining Room**

16' 4" x 25' 7" ( 4.98m x 7.80m )

**First Floor Landing**

**Master Bedroom**

16' 5" x 14' 10" ( 5.00m x 4.52m )

**En-Suite**

3' 4" x 11' 1" ( 1.02m x 3.38m )

**Bedroom Two**

14' 4" plus door recess x 12' 6" ( 4.37m plus door recess x 3.81m )

**Bedroom Three**

16' 5" x 10' 4" ( 5.00m x 3.15m )

**Bedroom Four**

10' 2" x 12' 8" ( 3.10m x 3.86m )

**Family Bathroom**

7' 7" x 8' 10" ( 2.31m x 2.69m )

**Double Garage**

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

### Wisbech Road, Outwell Wisbech

- Modern detached house
- Four double bedrooms with en-suite to master
- Two receptions
- 25' kitchen/dining room
- Plot 0.25 acres (STS)

Tenure: Freehold EPC Rating: C

offers in excess of

# £475,000

### 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 follow the road straight over and head out of Wisbech towards Outwell. Continue along and at the next roundabout take the second exit signposted Outwell on to Wisbech Road where the property is on the left hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB126361](https://www.williamhbrown.co.uk/Property/WSB126361)



Property Ref:  
WSB126361 - 0003

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**