



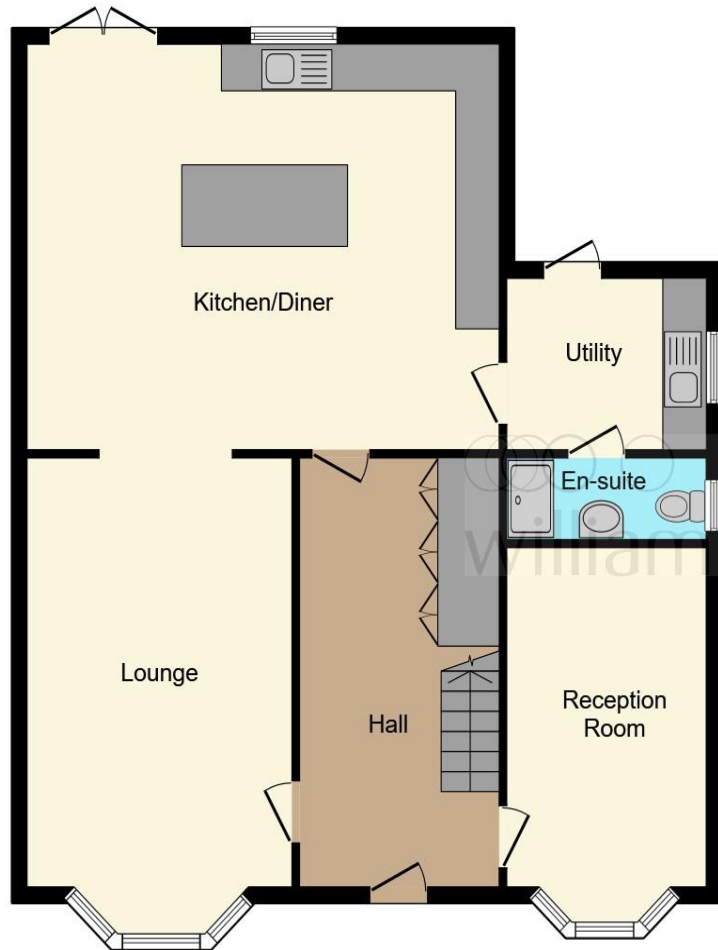
Downham Road, Outwell WISBECH PE14 8SE

Welcome to

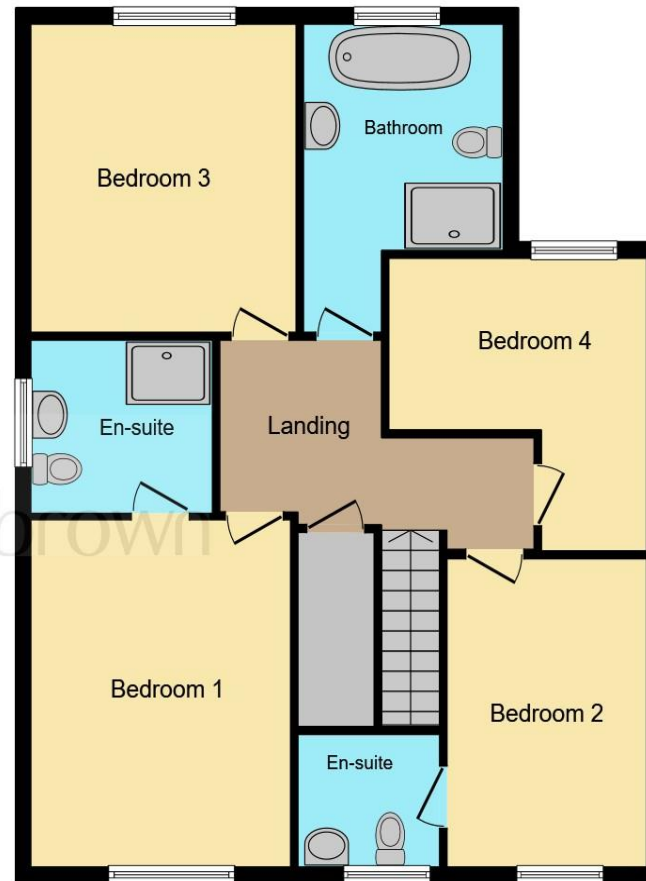
Downham Road, Outwell WISBECH

Experience contemporary luxury in this immaculate four-bedroom detached home on Downham Road, Outwell. Built just three years ago, this property combines modern elegance with prime location, boasting scenic views of the Well Creek waterway. Upon entry, a spacious hallway leads to a stylish living room on the left and a versatile reception room on the right. At the heart of the home is an open-plan kitchen/diner, complete with integrated appliances and an adjoining utility room that links to a convenient ground-floor shower room. Upstairs, a central landing provides access to four well-sized bedrooms. Two feature private en-suite shower rooms, while a sleek family bathroom serves the remaining rooms. Underfloor heating on the ground floor adds comfort, while a rear driveway accommodates three cars. The detached garage has been transformed into a bar, adding an extra touch of exclusivity. With local amenities, including a gym, nursery, and shops, just steps away, this property is a rare find for discerning buyers seeking quality and style in a sought after area. Not to forget to mention only being a few miles away from Downham to access the train station, or a couple miles more takes you to Kings Lynn for a shopping spree!





Ground Floor



First Floor

Entrance Hall

Lounge

18' + bay x 11' 10" (5.49m + bay x 3.61m)

Reception Room

8' 11" x 14' 3" (2.72m x 4.34m)

Kitchen / Diner

21' 5" x 16' 11" (6.53m x 5.16m)

Utility Room

7' 1" x 6' 4" (2.16m x 1.93m)

Downstairs Shower Room

First Floor Landing

Bedroom One

14' 7" x 11' 11" (4.45m x 3.63m)

En-Suite

Bedroom Two

12' x 12' 8" (3.66m x 3.86m)

Bedroom Three

12' 11" x 9' (3.94m x 2.74m)

En-Suite

Bedroom Four

11' 7" Max x 12' 3" Max (3.53m Max x 3.73m Max)

Family Bathroom

Outside

Garage

16' 7" x 9' 6" (5.05m x 2.90m)

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

Downham Road, Outwell WISBECH

- 4 Bedroom Detached Home
- Two En-suite Bedrooms
- Exceptional Condition throughout
- Ground Floor Underfloor Heating
- Converted Garage Bar
- Ample Parking!
- Convenient Location
- Scenic Views of Well Creek

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£485,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126672



Property Ref:
WSB126672 - 0005

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