



High Road, Wisbech St. Mary Wisbech PE13 4RA

Welcome to

High Road, Wisbech St. Mary Wisbech

This modern detached spacious family home has a lot to offer. With 5 bedrooms, spacious Lounge and Kitchen / Diner, this is one not to be missed and has room for the family!! A perfect village location within walking distance to the local shop, primary school, bus stop, pub, post office and community centre and within easy access into Wisbech and onto the A47. Benefiting from double glazing, oil central heating and treatment plant. Accommodation comprising of: Large Entrance Hall, Spacious Kitchen / Diner, Utility Room, 19" Lounge, study and downstairs WC to complete the ground floor. To the first floor you will find 5 Bedrooms of which 4 benefit from having built-in wardrobes, En-Suite shower room to Bedroom One and Family Bathroom which includes shower and roll top bath. Ample loft space with 3 velux windows - potential for additional living space if required (subject to relevant planning permission). Outside of the property gated access to ample off-road parking, garage and good size rear garden area. Viewings Highly Recommended!!!





Ground Floor



First Floor

Entrance Hall

Lounge

19' 7" x 16' 4" (5.97m x 4.98m)

Kitchen / Diner

23' 3" x 13' 5" (7.09m x 4.09m)

Utility Room

7' 4" x 6' 5" (2.24m x 1.96m)

Study

11' 3" x 10' 2" (3.43m x 3.10m)

First Floor Landing

Bedroom One

19' 7" x 14' (5.97m x 4.27m)

En-Suite

9' 6" x 7' 6" (2.90m x 2.29m)

Bedroom Two

15' 8" x 13' 8" (4.78m x 4.17m)

Bedroom Three

15' 7" x 12' 9" (4.75m x 3.89m)

Bedroom Four

13' 5" x 12' 9" (4.09m x 3.89m)

Bedroom Five

10' 2" x 7' 4" (3.10m x 2.24m)

Family Bathroom

13' 5" x 9' 8" (4.09m x 2.95m)

Outside

Garage

15' 2" x 8' 2" (4.62m x 2.49m)

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

High Road, Wisbech St. Mary Wisbech

- Spacious Modern Detached House
- 5 Bedrooms
- En-Suite to Bedroom One
- Large Kitchen / Diner
- Spacious Lounge with Open Fire
- Garage & Off-Road Parking
- Good Size Rear Garden
- No Onward Chain!

Tenure: Freehold EPC Rating: C

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WSB126669](https://www.williamhbrown.co.uk/Property/WSB126669)



Property Ref:
WSB126669 - 0003

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Directions to this property:

From Wisbech Freedom Bridge roundabout, take the former A47, Nene Quay, signposted Peterborough to the first set of traffic lights and turn right over the bridge. Turn immediately left into North Brink and continue to the traffic lights. Turn left and continue along North Brink and follow the road round into Barton Road. Proceed to the village of Wisbech St Mary and continue along High Road where the property can be found on the right hand side.



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