



Church Drove, Outwell Wisbech PE14 8RP

Welcome to

Church Drove, Outwell Wisbech

Welcome to this stunning three-bedroom modern bungalow, located on the sought-after Church Drove. Built just a few years ago. As you arrive, the expansive in-and-out driveway provides ample parking, complemented by a rear garage and a convenient carport. The maintainable rear garden is designed for ease and enjoyment, offering the perfect space for outdoor relaxation. Inside, the home boasts a bright and inviting sun room, a versatile dining/living room, and a modern kitchen. The three generously sized bedrooms ensure plenty of space for family or guests, while the wet room and separate bathroom provide modern, accessible facilities. Situated in the highly desirable Church Drove area, this home offers peace, privacy, and proximity to local amenities. Whether you're downsizing, moving with family, or seeking single-level living, this property is ready to welcome you.





Entrance Hall

Lounge / Diner

22' 4" x 12' 11" (6.81m x 3.94m)

Kitchen

17' 7" x 11' 7" (5.36m x 3.53m)

Utility Room

6' 4" x 9' 7" (1.93m x 2.92m)

Wet Room

Pantry

Sun Room

11' 11" x 13' (3.63m x 3.96m)

Bedroom One

12' 11" x 11' 7" (3.94m x 3.53m)

Bedroom Two

12' 11" x 11' 6" (3.94m x 3.51m)

Bedroom Three

12' 11" x 7' 1" (3.94m x 2.16m)

Bathroom

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

Welcome to

Church Drove, Outwell Wisbech

- Modern 3 Bedroom Bungalow
- Exceptional Parking
- Spacious Bedrooms
- Wet Room
- Prime Location

Tenure: Freehold EPC Rating: C

£375,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town and proceed to the village of Outwell. Upon entering the village take note of Bloom & Wake's garage on your left hand side and continue straight along into Wisbech Road. Turn right over the bridge and turn left just past the church into Church Drove.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125909



Property Ref:
WSB125909 - 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.

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