



Rosalie Farm Lynn Road, Walton Highway Wisbech PE14 7DA

Welcome to

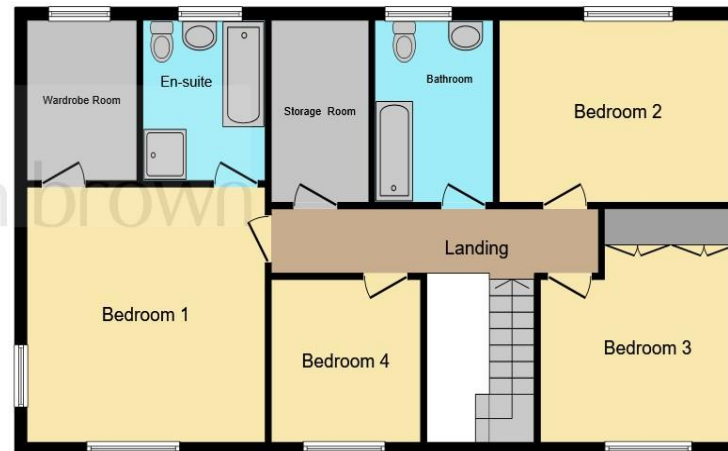
Rosalie Farm Lynn Road, Walton Highway Wisbech

LOADS OF SPACE, INSIDE AND OUT! Sitting on a plot of approximately 4.75 acres (S.T.S.), this modern detached house is located on the outskirts of Wisbech and would be ideal for those wanting plenty of space! With four bedrooms (the master having walk-in wardrobe and en-suite facilities) and two reception rooms, the hub of the home is an impressive 27' kitchen/dining room with views over the rear garden. The property also benefits from a useful utility room, that ever-popular downstairs cloakroom, a 260 sq foot barn/workshop and multi-vehicle off-road parking.





Ground Floor



First Floor

Entrance Hall

12' 6" x 15' 4" (3.81m x 4.67m)

Lounge

23' x 13' 11" (7.01m x 4.24m)

Family Room

12' 7" x 11' 5" (3.84m x 3.48m)

Kitchen/Dining Room

14' 6" maximum x 27' 4" (4.42m maximum x 8.33m)

Utility Room

7' 4" x 8' 2" (2.24m x 2.49m)

Downstairs Cloakroom

4' 10" x 4' 10" (1.47m x 1.47m)

First Floor Landing

Master Bedroom

13' 10" x 13' 10" (4.22m x 4.22m)

En-Suite

8' 8" x 7' 2" (2.64m x 2.18m)

Bedroom Two

9' 10" x 13' 10" (3.00m x 4.22m)

Bedroom Three

11' 6" x 10' 1" (3.51m x 3.07m)

Bedroom Four

9' 1" x 8' 9" (2.77m x 2.67m)

Family Bathroom

9' 10" x 6' 11" (3.00m x 2.11m)

Barn/Workshop

46' 6" x 32' 9" (14.17m x 9.98m)

Agents Note:

It is our understanding that the plot is to be split from the existing title and is not yet registered at Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

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

Rosalie Farm Lynn Road, Walton Highway Wisbech

- Modern detached house
- Four bedrooms with walk-in wardrobe and en-suite
- Two reception rooms
- 4.75 acres (S.T.S.)
- 260 SQ FOOT barn/workshop

Tenure: Freehold EPC Rating: C

offers in excess of

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126711



Property Ref:
WSB126711 - 0004

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.

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