



**Smeeth Road, Marshland St. James Wisbech PE14 8EP**



## **Welcome to**

### **Smeeth Road, Marshland St. James Wisbech**

Set in the charming village of Marshland St James, this delightful three-bedroom detached home offers the perfect blend of rural tranquility and modern convenience. Positioned along Smeeth Road, the property enjoys uninterrupted field views to the rear, creating a serene backdrop for everyday life. Inside, two generous reception rooms provide versatile living spaces, whether for family gatherings or quiet evenings. The well-equipped kitchen flows seamlessly, while two bathrooms add to the home's practicality. Upstairs, three well-proportioned bedrooms offer comfort and countryside views. Outside, a garage and off-road parking ensure easy access, while the village setting offers a welcoming community feel. Marshland High School is nearby, making this an excellent choice for families.





**Ground Floor**



**First Floor**

## Front Porch

## Entrance Hall

## Lounge

11' 9" x 18' 1" ( 3.58m x 5.51m )

## Kitchen

11' 2" maximum x 15' 7" ( 3.40m maximum x 4.75m )

## Dining Room

11' 3" x 8' 10" ( 3.43m x 2.69m )

## Rear Hallway

## Utility

2' 8" x 5' 7" ( 0.81m x 1.70m )

## Wet Room

6' 5" x 5' 6" ( 1.96m x 1.68m )

## First Floor Landing

## Bedroom One

11' 10" x 14' 4" ( 3.61m x 4.37m )

## Bedroom Two

11' 3" maximum x 14' 8" ( 3.43m maximum x 4.47m )

## Bedroom Three

11' 10" x 6' 9" plus recess ( 3.61m x 2.06m plus recess )

## Bathroom

7' 10" x 9' 11" ( 2.39m x 3.02m )

## Garage

17' 2" x 9' 4" ( 5.23m x 2.84m )

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

## Smeeth Road, Marshland St. James Wisbech

- Modern detached house
- Three bedrooms
- Two reception rooms
- Refitted kitchen and Bathroom
- No onward chain

Tenure: Freehold EPC Rating: E

offers in excess of

# £280,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WSB126944 - 0002

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