



**The Old Telephone Exchange, Kirk Road, Walpole St. Andrew  
WISBECH PE14 7LL**

***Welcome to***

## **The Old Telephone Exchange Kirk Road, Walpole St. Andrew WISBECH**

Welcome to this stunning newly built three-bedroom chalet on Kirk Road, Walpole St Andrew - a peaceful and sought-after location, perfect for those looking for modern living in a quiet countryside setting. This move-in-ready home is designed for comfort and convenience, featuring large windows that flood the space with natural light. The open-plan kitchen/diner is sleek and contemporary, offering the perfect setting for cooking, dining, and entertaining. Double glass doors lead out to the rear garden, seamlessly blending indoor and outdoor living. The ground floor also includes a spacious living room, a good-sized double bedroom, and a modern family bathroom, making it ideal for flexible living arrangements. Upstairs, you'll find two further well-sized bedrooms and an additional stylish family bathroom, all finished to a high standard. Externally, the property benefits from off-road parking for two cars at the front, while the rear garden provides a great outdoor space to enjoy. With air source heating, this home is also energy-efficient, offering a sustainable and cost-effective way to stay warm. Set in a quiet and desirable village location, this brand-new home offers modern, stylish living in a serene rural setting. Book your viewing today-don't miss out on this fantastic opportunity!





**Ground Floor**



**First Floor**

### Entrance Hall

### Lounge

12' 3" x 15' 1" ( 3.73m x 4.60m )

### Kitchen / Diner

20' 6" x 8' 1" ( 6.25m x 2.46m )

### Utility Room

5' 6" x 5' 3" ( 1.68m x 1.60m )

### Bedroom Three

9' 6" x 10' 1" ( 2.90m x 3.07m )

### Shower Room

### First Floor Landing

### Bedroom One

10' 6" x 18' 10" ( 3.20m x 5.74m )

### Bedroom Two

10' 3" x 9' 8" ( 3.12m x 2.95m )

### Family Bathroom

### Agents Note:

It is our understanding that the property currently has two Freehold titles that will be merged as part of the purchase 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](http://www.focalagent.com)



**Welcome to**

**The Old Telephone Exchange Kirk Road,  
Walpole St. Andrew WISBECH**

- Brand-new 3 bedroom Chalet
- Detached House
- Modern and Move in ready
- No Chain
- Air source heating
- Peaceful and sought-after location

Tenure: Freehold EPC Rating: Exempt

offers in the region of

**£300,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127007](https://williamhbrown.co.uk/Property/WSB127007)



Property Ref:  
WSB127007 - 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.



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