



Sunset Gardens, Wisbech PE13 2UE

Welcome to

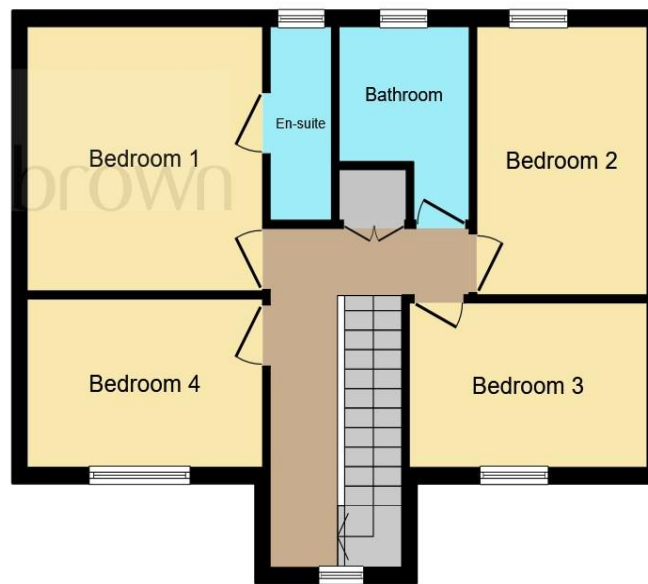
Sunset Gardens, Wisbech

****INCENTIVE - £2000 JOHN LEWIS VOUCHER IF COMPLETION TAKES PLACE BEFORE THE END OF DECEMBER 2025 - T's&C's apply.** Nestled in the sought-after Sunset Gardens, this stunning 4-bedroom detached home offers a perfect blend of modern elegance, space, and practicality. With a double garage, large driveway, and beautifully landscaped rear garden, this property is an ideal choice for families seeking a forever home in excellent condition. Stepping inside, the ground floor boasts a modern kitchen with a breakfast bar, perfect for casual dining. A separate dining room provides a formal space for entertaining, while the spacious lounge offers a bright and welcoming area to relax. The conservatory adds an extra touch of luxury, creating a tranquil space overlooking the garden. A downstairs WC completes this floor for added convenience. Upstairs, the master bedroom benefits from a private en-suite, while the remaining three bedrooms are well-proportioned and filled with natural light. The family bathroom offers a bath, hand basin, and toilet. Externally, the landscaped rear garden is a true retreat, perfect for relaxing or entertaining. With a double garage and generous driveway, there is ample parking. This is a rare opportunity to secure a beautifully presented family home in a prime location. Book your viewing today!





Ground Floor



First Floor

Entrance Hall

Kitchen

10' 9" x 9' 1" (3.28m x 2.77m)

Dining Room

10' 10" x 9' 2" (3.30m x 2.79m)

Utility Room

6' x 6' (1.83m x 1.83m)

Lounge

10' 10" x 18' 9" (3.30m x 5.71m)

Downstairs Wc

Conservatory

14' 11" x 10' 5" (4.55m x 3.17m)

First Floor Landing

Bedroom One

11' 4" x 10' 11" (3.45m x 3.33m)

En-Suite

Bedroom Two

11' 4" x 7' 9" (3.45m x 2.36m)

Bedroom Three

10' 11" x 7' 1" (3.33m x 2.16m)

Bedroom Four

11' x 7' 1" (3.35m x 2.16m)

Family Bathroom

Outside

Detached Double Garage

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

Sunset Gardens, Wisbech

- 4-bedroom detached home in sought-after location
- Modern kitchen with breakfast bar
- Spacious lounge & separate dining room
- Conservatory overlooking landscaped garden
- Master bedroom with private en-suite
- Double garage & large driveway for ample parking
- Beautifully landscaped rear garden - perfect for entertaining

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£315,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127084



Property Ref:
WSB127084 - 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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