



**Willow Way, Wisbech PE13 2SY**

## Welcome to

### Willow Way, Wisbech

SIMPLY STUNNING! Situated at the end of a quiet cul de sac, this established detached house has been completely renovated by the current owners and viewing is the only way to appreciate the quality of the finish! With three bedrooms and a refitted 4-piece bathroom to the first floor, the ground floor comprises of a generous 26' lounge/dining room, a modern refitted kitchen, a PVCu conservatory and a downstairs cloakroom. The former garage has been converted and was previously used as a salon but would make an ideal home office, To finish off, the property sits on a larger than average plot with off-road parking and a generous rear garden.





**Ground Floor**



**First Floor**

## Powe

### Entrance Hall

### Lounge/Dining Room

26' 9" x 12' 4" maximum ( 8.15m x 3.76m maximum )

### Conservatory

12' 5" x 8' 2" ( 3.78m x 2.49m )

### Kitchen

9' 9" x 16' 10" maximum ( 2.97m x 5.13m maximum )

### Downstairs Cloakroom

4' 4" x 8' ( 1.32m x 2.44m )

### Salon/Home Office

16' 4" x 7' 9" ( 4.98m x 2.36m )

### First Floor Landing

### Bedroom One

13' 11" x 11' ( 4.24m x 3.35m )

### Bedroom Two

12' 8" x 9' 9" ( 3.86m x 2.97m )

### Bedroom Three

9' 1" x 7' 5" ( 2.77m x 2.26m )

### Bathroom

6' 8" x 8' 9" ( 2.03m x 2.67m )

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

### Willow Way, Wisbech

- Established detached house
- Three bedrooms
- Two receptions plus conservatory
- Completely renovated throughout
- Quiet cul de sac location

Tenure: Freehold EPC Rating: D

offers in excess of

# £300,000

### Directions to this property:

From the Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. Proceed along and after the 6th set of traffic lights turn left into Ramnoth Road. Continue along and turn left into Willow Way, where the property will be found at the end of the cul de sac.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127066](http://williamhbrown.co.uk/Property/WSB127066)



Property Ref:  
WSB127066 - 0004

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