



SUTTON
PARK

WISBECH



Welcome to

SUTTON PARK

WISBECH

A brand new development of homes in the wonderful market town of Wisbech, Sutton Park is the best of country living with the benefits of amenities and leisure opportunities nearby.

Showcasing the best in contemporary home design, you'll find a mix of spacious properties from 2 bedroom semi-detached houses ideal for those looking to take their first step on the property ladder, to 3 and 4 bedroom houses for growing families or those in need of more space.

Let's explore your new home...

Everything you need

Living at Sutton Park places you close to Wisbech, typically known as the 'capital of the Fens' and a picturesque market town with a medieval past. Once a lively port, today it offers a waterfront, amenities, entertainment, dining and shopping opportunities plus nature and green space on your doorstep.

The town itself has a market, cinema, coffee shops, and theatre, as well as a 10th-century castle. Museums, Georgian architecture, and the stunning Peckover House, well reposted and regularly used for TV and film production, are all historical gems in this otherwise modern town.

Further afield lies King's Lynn, another beautiful port town with a bustling town centre that grants access to an even more stunning Fenlands landscape, plus everything you'd expect in a busy town. Shopping, dining, and exploring historical architecture are all possible here.



For those looking for a more rural experience closer to home, both Wisbech and the village of Leverington, to the west of Sutton Park, provide walking and cycling routes to help you make the most of the local area's natural beauty.

Wisbech Nature Reserve is a welcome escape, and Elgood's Brewery and Gardens combines delicious beer tasting with stunning landscaped gardens. Or, from the development, take the riverbank footpath that meanders by the River Nene, perfect for walks with the family or a four-legged friend.

Things to do

There's plenty on your doorstep at Sutton Park, helping you to fill your days with fun and adventure. From dining out to exploring the great outdoors, here are just some of the highlights in your new local area.

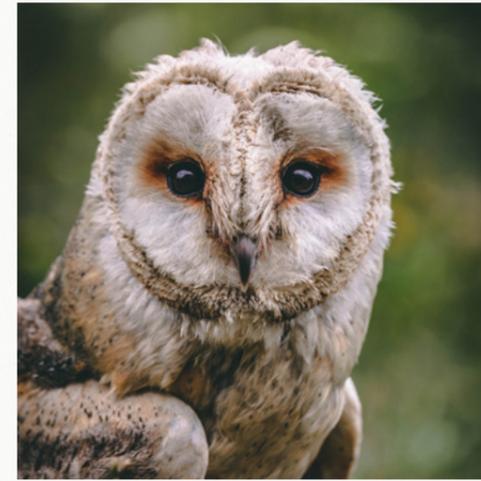
Restaurants

In the heart of the Fens you'll come across Worzals, a family-run establishment with amenities galore. Featuring a garden centre, farm shop, bar and grill, and children's play area along with seasonal events held at the location.



Fens Falconry

Experience the beauty of birds of prey through demonstrations, one-on-one experiences, or a course at this unique attraction only a 10 minute drive away into the beautiful countryside of Cambridgeshire.



Wisbech Park

Stroll, strut, meander; however you choose to explore, this picturesque green space offers large open grass fields and mature wooded areas spread over 11 acres.



Horsefair Shopping Centre

Offering free parking and plenty of retail therapy, spend an afternoon (or whole day) browsing the shops in this town centre location.



North Brink

Discover Cambridgeshire's only gateway to the sea at Wisbech's busy commercial shipping port on the river Nene, with a display of renowned architecture on North and South Brink.



Peckover House

A National Trust treasure with 2 acres of Victorian gardens to explore, not to mention the elegant Georgian townhouse itself.



Computer generated image of plots 6 & 7.

The Cherry

A delightful 2 bedroom semi-detached home ideal for those looking to take their first step on to the property ladder.

Ground Floor

The open-plan kitchen/dining room has French doors opening to the rear garden. There is also a lounge and downstairs WC.

Kitchen/Dining	4.04m x 3.00m	13'3" x 9'10"
Lounge	4.24m x 3.00m	13'10" x 9'10"

First Floor

On the first floor, there are two double bedrooms with a family bathroom.

Bedroom 1	4.04m x 2.45m	13'3" x 8'1"
Bedroom 2	3.00m x 2.60m	9'10" x 8'6"
Bathroom	2.05m x 1.85m	6'8" x 6'1"

Computer generated image. All room dimensions are given in metres and are between finished plastered walls. Imperial dimensions are in feet and inches to the nearest lower full inch. Dimensions are the maximum dimensions and include dormer recesses. Plan dimensions in rooms with sloping ceilings are given to the theoretical 150mm ceiling line. All dimensions are taken from architects' plans and are likely to vary during the construction process. Please consult your sales advisor for plot-specific details on elevation treatments, floor plans, window/external door locations, and parking details.



Computer generated image of plots 14 & 15.

The Rowan

This spacious 3 bedroom semi-detached home is ideal for a growing family.

Ground Floor

An open-plan kitchen/dining area with French doors out to the rear garden with a spacious lounge with a large bay window.

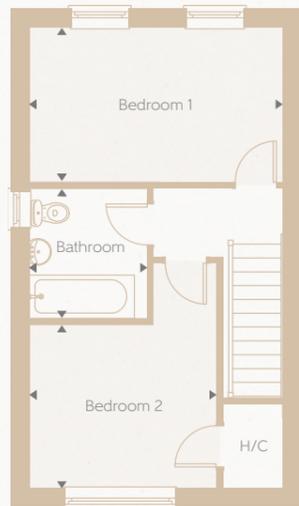
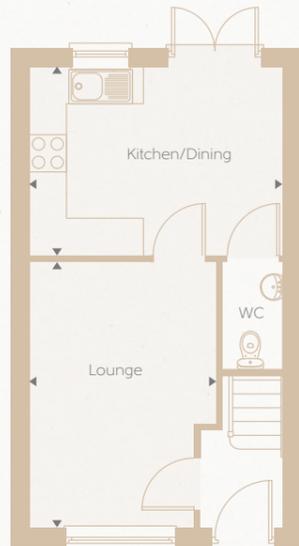
Kitchen/Dining	4.74m x 2.65m	15'7" x 8'8"
Lounge	5.14m x 3.60m	16'10" x 11'10"

First Floor

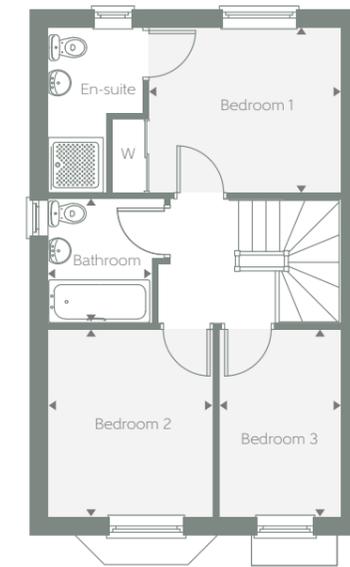
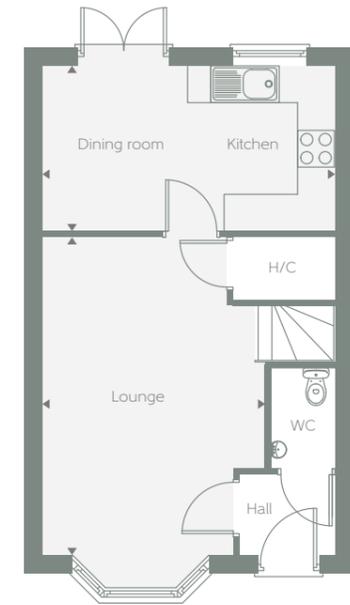
On the first floor, there is a family bathroom for bedrooms 2 and 3, with an en-suite to the master bedroom.

Bedroom 1	3.10m x 2.65m	10'2" x 8'8"
Bedroom 2	3.00m x 2.65m	9'10" x 8'8"
Bedroom 3	3.00m x 1.93m	9'10" x 6'4"
Bathroom	2.00m x 1.85m	6'7" x 6'1"

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H/C - Heating Cupboard (Air Source) WC - Cloakroom



H/C - Heating Cupboard (Air Source) W - Wardrobe WC - Cloakroom



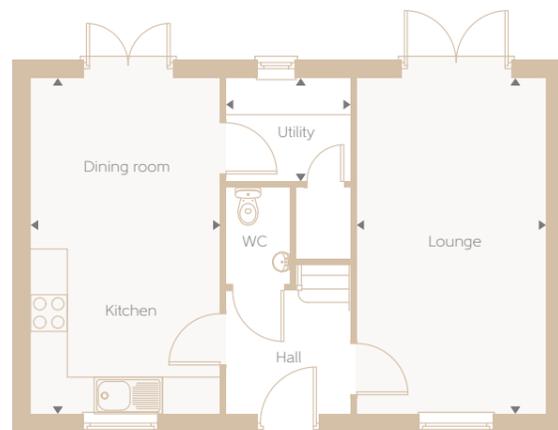
The Chestnut

A very well-designed 3 bedroom detached family home with ample space for the family to spread out.

Ground Floor

Large open-plan kitchen/dining area and a spacious lounge both benefit from French doors out to the rear garden, with a downstairs WC and separate utility room.

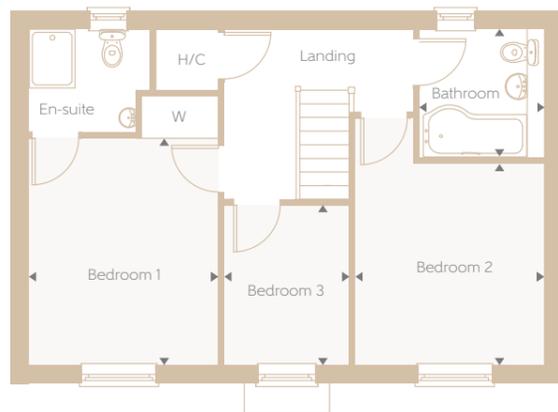
Kitchen/Dining	5.45m x 3.05m	17'11" x 10'0"
Lounge	5.45m x 3.05m	17'11" x 10'0"
Utility	2.00m x 1.65m	6'7" x 5'5"



First Floor

The large landing leads to the 3 well-proportioned bedrooms with an en-suite to the master and the family bathroom.

Bedroom 1	3.65m x 3.05m	12'0" x 10'0"
Bedroom 2	3.25m x 3.05m	10'8" x 10'0"
Bedroom 3	2.56m x 2.00m	8'5" x 6'7"
Bathroom	2.05m x 2.00m	6'9" x 6'7"



H/C - Heating Cupboard (Air Source) W - Wardrobe WC - Cloakroom

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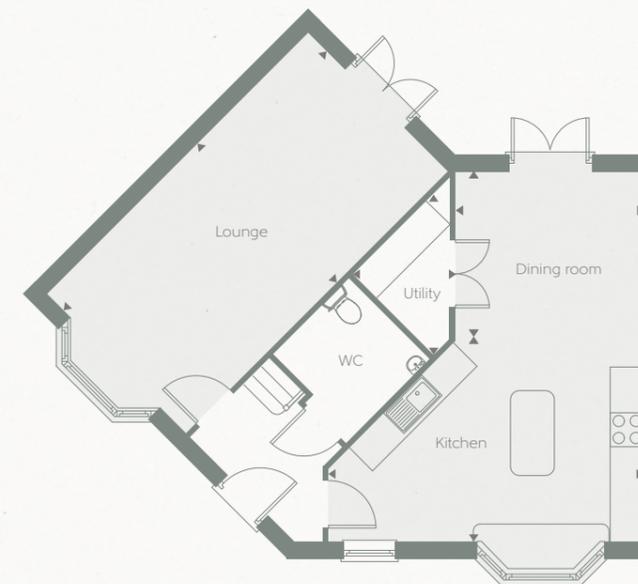
The Sycamore

The Sycamore is a great family home with room for entertaining or space to relax and hide away, and comes with a single garage.

Ground Floor

The ground floor layout offers a huge kitchen/dining area with an adjoining utility room, plus a large lounge and separate WC. French doors and bay windows give plenty of natural light.

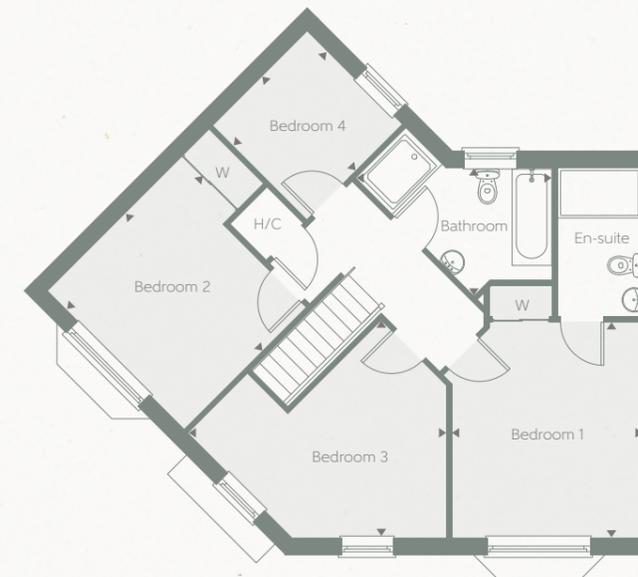
Dining room	3.00m x 3.30m	9'10" x 10'11"
Kitchen	3.50m x 5.50m	11'5" x 18'0"
Lounge	3.45m x 6.50m	11'3" x 21'3"
Utility	1.95m x 1.95m	6'5" x 6'5"



First Floor

The 4 bedrooms offer plenty of room, with bedroom 3 benefiting from a dual aspect. The built-in wardrobes give each room an open-plan feel.

Bedroom 1	3.80m x 3.35m	12'5" x 11'0"
Bedroom 2	3.32m x 3.45m	10'11" x 11'4"
Bedroom 3	2.71m x 2.73m	8'11" x 8'11"
Bedroom 4	2.35m x 2.35m	7'8" x 7'8"
Bathroom	1.75m x 2.00m	5'9" x 6'7"



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The Larch

The Larch is a welcoming 3 bedroom semi-detached home with off-street parking and generous living space.

Ground Floor

Separate family lounge with access to a generous kitchen/dining and double doors to rear garden.

Kitchen/Dining	4.70m x 3.00m	15'5" x 9'10"
Lounge	5.14m x 3.60m	16'10" x 11'9"

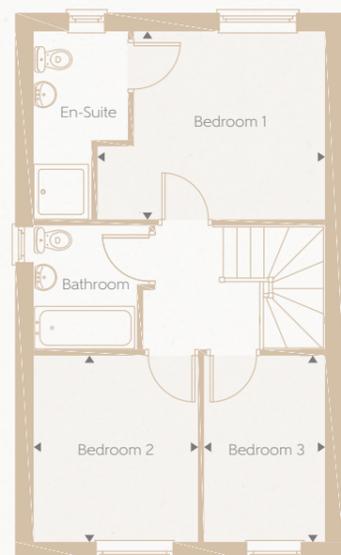
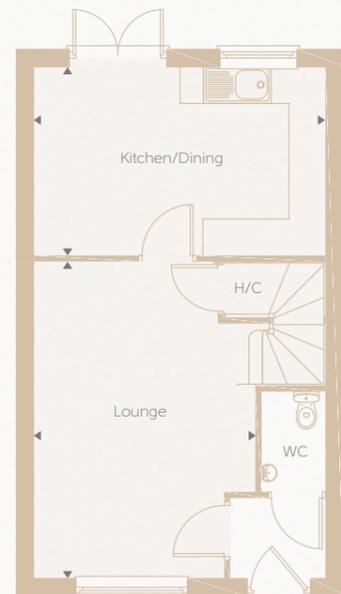
First Floor

There are 3 double bedrooms, with an en-suite to the master and a separate spacious family bathroom.

Bedroom 1	3.10m x 3.04m	10'2" x 9'11"
Bedroom 2	3.00m x 2.65m	9'10" x 8'8"
Bedroom 3	3.00m x 1.93m	9'10" x 6'4"
Bathroom	2.00m x 1.85m	6'7" x 6'1"

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The Hawthorn

A well-proportioned semi-detached family home with 3 bedrooms and a detached garage.

Ground Floor

Large open-plan kitchen/dining area and a spacious lounge both benefit from French doors out to the rear garden, with a downstairs WC and separate utility room.

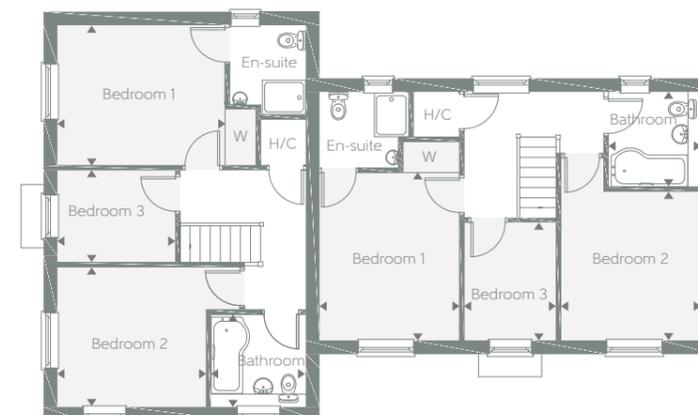
Kitchen/Dining	5.45m x 3.05m	17'11" x 10'0"
Lounge	5.45m x 3.05m	17'11" x 10'0"
Utility	2.00m x 1.65m	6'7" x 5'5"

First Floor

The large landing leads to the 3 well-proportioned bedrooms, with an en-suite to the master and a separate family bathroom.

Bedroom 1	3.65m x 3.05m	12'0" x 10'0"
Bedroom 2	3.25m x 3.05m	10'8" x 10'0"
Bedroom 3	2.56m x 2.00m	8'5" x 6'7"
Bathroom	2.05m x 2.00m	6'9" x 6'7"

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Site Map – Phase 3

Named after the beautiful trees you'll find growing on your new estate and across the local area, here's a handy map to help you find your perfect property.

A road circles the Sutton Park estate, giving you easy access in and out at four separate points. Each home has its own dedicated garden, but you'll find additional green space to the west.

● **The Cherry**

2 bedroom home
659ft²

Plots: 28, 29, 39, 42, 43, 48,
54-57, 62, 63, 66, 67, 107-109,
113 & 114

● **The Chestnut**

3 bedroom home
1001ft²

Plot: 106

● **The Hawthorn**

3 bedroom home
1001ft²

Plots: 38, 49, 58, 59, 74, 75,
84, 85, 100, 101, 104, 105 & 110

● **The Rowan**

3 bedroom home
830ft²

Plots: 26, 44-47, 60, 61, 64, 65, 68,
69, 72, 73, 89, 90, 98, 99, 102 & 103

● **The Sycamore**

4 bedroom home
1402ft²

Plots: 40, 41, 70, 71, 86, 87, 91,
92, 111, 112, 115 & 116

● **The Larch**

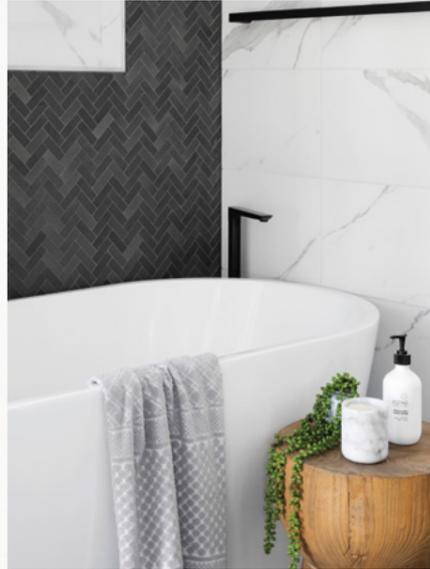
3 bedroom home
863ft²

Plots: 50, 51, 52 & 53

The site map is drawn to show the relative position of individual properties, not to scale. This is a two-dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping, or local authority street lighting. Footpaths subject to change. For details of individual properties and availability, please refer to our sales advisor.

External

- Blocked paved driveway
- Fully-enclosed rear garden with paved footpaths and patio area
- Landscaped front garden
- Rear garden turfed
- Outside tap
- Weather-proofed outside double electric socket
- Cabling to accept Sky/satellite dish
- External lighting to front and rear on PIR sensor



Bathroom, en-suite & cloakroom

- White sanitaryware with chrome fittings throughout
- Basin with vanity unit
- Bath with glass screen and thermostatic shower over and full height tiling
- Fully-tiled shower cubicle in en-suite with thermostatic shower
- Tiled splashbacks to basins
- Heated towel rails to bathroom and en-suite

Interior finishes

- Lounge and all bedrooms to be fully carpeted*
- Kitchen/dining, bathroom, en-suite, and W/C to have vinyl flooring*
- Ceilings smooth throughout and walls painted white
- Moulded skirting and architraves painted white
- Oak-panelled doors with chrome handles and hinges
- White painted staircase
- Composite front entrance door and uPVC windows and French doors with multi-point locking

*Choice of colours depending on time of reservation



Kitchen

- Choice of kitchen units and handles*
- Choice of laminated worktops with matching upstands between worktops and wall cupboards*
- 1.5 bowl sink with chrome mixer taps
- Bosch built-in appliances to include single oven, induction hob, extractor fan, integrated fridge freezer, and integrated dishwasher. Glass splashback to hob. All plots to have space and plumbing for washing machine

*Choices subject to stage of construction on reservation



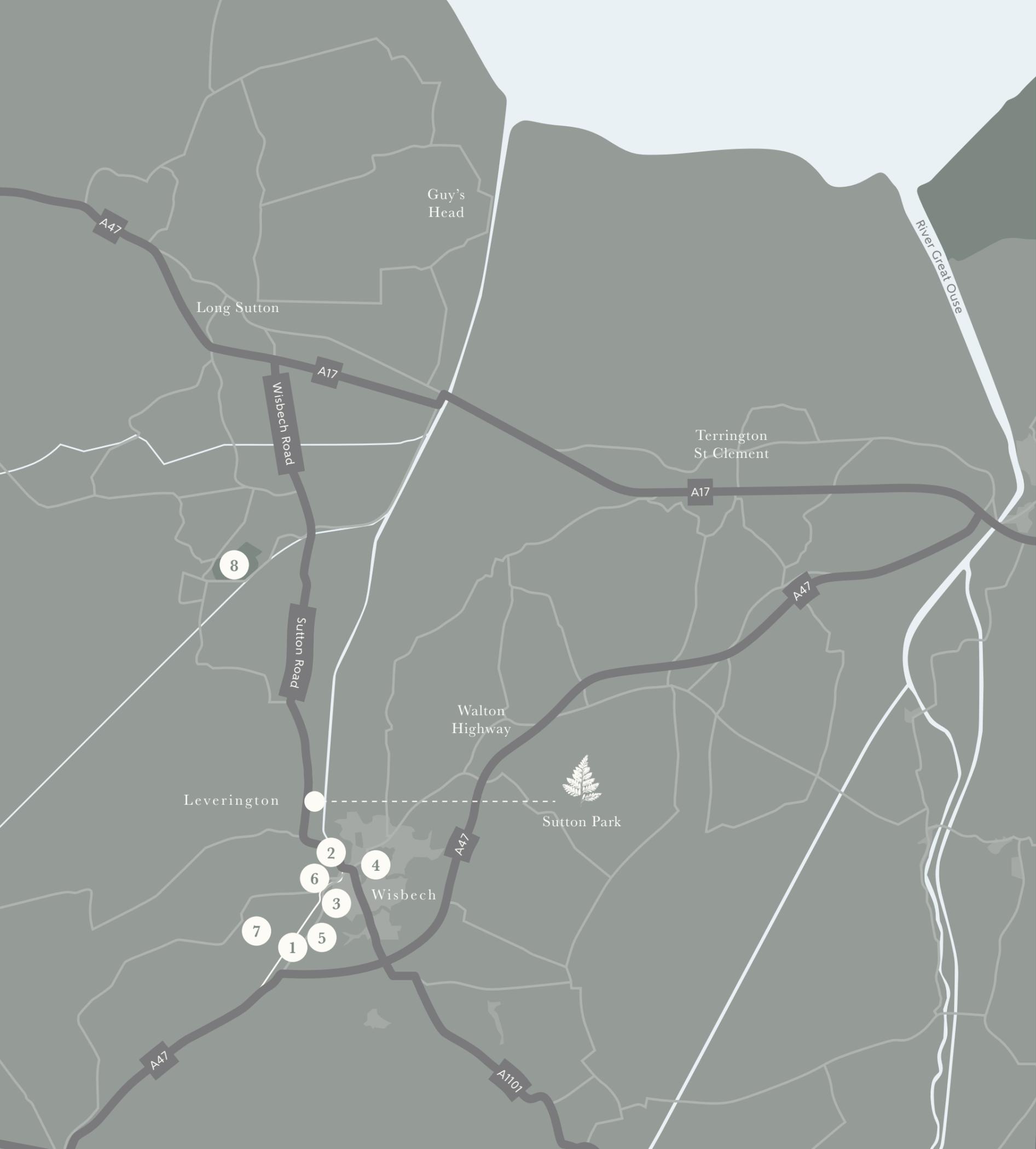
Electrical

- Double sockets throughout
- Double socket with USB charger to kitchen and bedroom 1
- Low-energy LED downlights to kitchen, bathroom, and en-suite. Low-energy pendant lighting to all other rooms
- Under-unit LED lighting to kitchen wall cabinets
- Satellite-enabled TV point in lounge and terrestrial TV points in lounge, dining area, and all bedrooms. Aerial and distribution amplifier fitted in loft
- Ceiling-mounted smoke and heat detectors
- Outside lighting to front and rear
- Loft light

Heating & plumbing

- Heating and hot water provided by energy efficient Daikin air source heat pump
- Thermostatically controlled radiators throughout





All at your doorstep

Home is where the heart is, but it's also where the things you need most are right at your doorstep. Here are just some of the local spots to visit once you've moved in.

- | | |
|--|---|
| <p>1 Tesco Extra</p> <p>Cromwell Rd, Wisbech, PE14 0RG
Handy for late-night and weekend shops, with a Costa Coffee inside for those all-important caffeine pick-me-ups.</p> | <p>2 Asda</p> <p>N. End, Leverington Rd, Wisbech, PE13 1PE
Another option for your groceries and weekly shop. The in-store pharmacy is open 7 days a week.</p> |
| <p>3 Luxe Cinema</p> <p>Institute Hall, Alexandra Rd, Wisbech, PE13 1HQ
A unique independent cinema with comfy sofas to sit in while you enjoy the latest box office hits.</p> | <p>4 Wisbech Park</p> <p>Lynn Rd, Wisbech, PE13 3AB
Within the Bowthorpe Conservation Area, 11 acres of outdoor space includes woodland and open fields.</p> |
| <p>5 PureGym</p> <p>Located inside the Tesco Extra, this is the place to enjoy a great workout with a free weights area, fixed resistance machines, cardio equipment, and a cycle studio.</p> | <p>6 Hudson Leisure Centre</p> <p>Harecroft Rd, Wisbech, PE13 1RL
A swimming and sports complex that includes a children's soft play area and a range of bookable classes.</p> |
| <p>7 The Secret Garden Touring Park</p> <p>Mile Tree Ln, Wisbech, PE13 4TR
Not only can you grab a refreshing beverage at both the Elgoods Brewery and the Mile Tree Brewery, you can relax in the amazing Potting Shed Pub; so much to choose from.</p> | <p>8 Tydd St Giles Golf and Country Club</p> <p>Kirkgate, Tydd St Giles, Wisbech, PE13 5NZ
For the keen golfers, there is an immaculately-kept golf course and serene lake, with bird-watching spots and nature trails that are perfect for a leisurely walk.</p> |

Sutton Park, 88 Sutton Road, Wisbech PE13 5DR

Staying connected

It's easy to get to plenty of new places from your home at Sutton Park. Wisbech is under two hours drive from exciting towns and cities such as Peterborough, King's Lynn, Cambridge, and Bury St Edmunds.

The A47 runs through the town, heading north to Norfolk or southwest to Peterborough and as far as Leicester. There's also easy access to the A10, taking you through Ely and further south towards Cambridge.

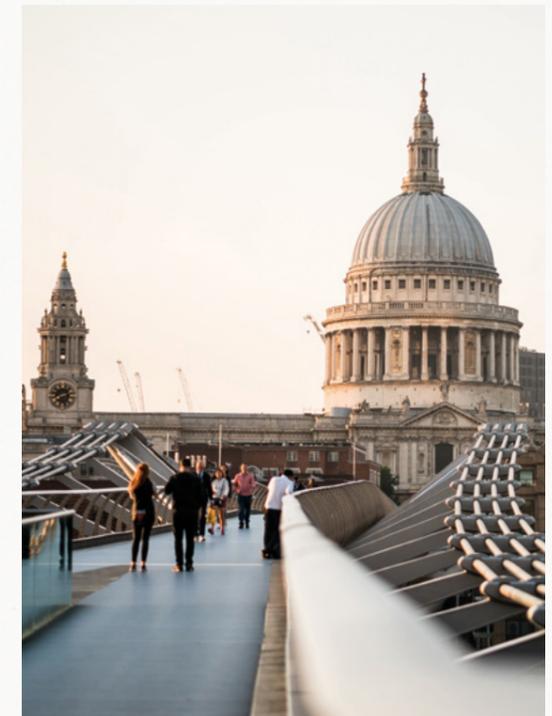
Although Wisbech does not have its own rail station, nearby March offers Greater Anglia services to and from Peterborough, Ipswich, Stansted Airport, Liverpool Lime Street, and Birmingham New Street. The station is to the north of the town centre, about a mile from the high street.

Bus routes operate frequently through Wisbech, offering access to the main amenities such as the Horsefair Shopping Centre and main supermarkets.



Reach London in 2 hours

Living in Wisbech, you're only a couple of hours from the capital. Great for commuters, business trips, or great days out, it couldn't be easier to reach London with a simple bus and train journey.



SUTTON PARK

WISBECH

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