



**Police Road, Walpole St Andrew Wisbech PE14 7NN**

**Welcome to**

## **Police Road, Walpole St Andrew Wisbech**

Set on an impressive 0.5-acre plot (STMS) in the picturesque village of Walpole St Andrew, Wisbech, this spacious 4-bedroom detached home on Police Road is a fantastic family residence, offering generous living space, stunning outdoor areas & extensive parking. Entering through the entrance porch, you are welcomed into a bright and open hallway providing access to a large study, spacious lounge with an open fireplace, and a downstairs WC. The expansive dining/family room seamlessly flows into a large kitchen, perfect for entertaining and family meals. An additional shower room. The huge conservatory floods the space with natural light, creating a peaceful retreat with views of the garden. Upstairs, the master bedroom is impressively large, complemented by three well-proportioned double bedrooms. The first floor also benefits from a family bathroom, a separate WC, and an additional shower room, ensuring convenience for a growing household. Outside, the beautifully landscaped wrap-around garden features a pond, a brick-built shed, large log cabin style summer house and large lockups to the side for ample storage. The garage has been converted into a workshop, ideal for hobbyists or home business use. With enormous amounts of parking, this home is perfect for families seeking space, comfort, and practicality with amazing views! Additionally, the property falls within the catchment area for Marshland High School in West Walton, making it an ideal choice for families.

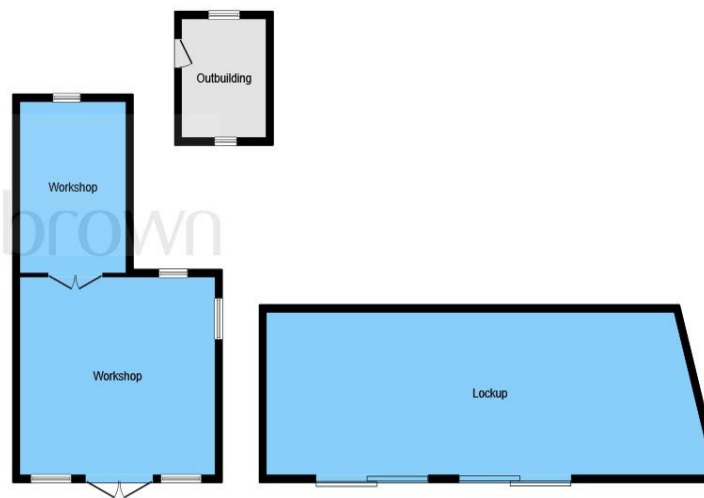




**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance Porch**

**Hallway**

**Lounge**

15' 6" max x 16' 7" ( 4.72m max x 5.05m )

**Study**

12' 9" x 10' 5" ( 3.89m x 3.17m )

**Downstairs Wc**

**Dining / Family Room**

23' 8" x 13' 1" ( 7.21m x 3.99m )

**Kitchen**

23' 9" x 9' 8" ( 7.24m x 2.95m )

**Conservatory**

19' 7" x 15' 10" ( 5.97m x 4.83m )

**Downstairs Shower**

**First Floor Landing**

**Bedroom One**

23' 10" x 9' 8" ( 7.26m x 2.95m )

**Bedroom Two**

12' 8" x 10' 6" ( 3.86m x 3.20m )

**Bedroom Three**

10' 4" x 12' 9" ( 3.15m x 3.89m )

**Bedroom Four**

10' 6" x 13' 1" ( 3.20m x 3.99m )

**Family Bathroom**

**Additional Wc**

**Additional Shower**

**Outside**

**Workshop One**

17' 1" x 18' 10" ( 5.21m x 5.74m )

**Workshop Two**

15' 6" x 10' 3" ( 4.72m x 3.12m )

**Outbuilding**

**Lock Up**

42' 7" approx x 14' 10" approx ( 12.98m approx x 4.52m approx )

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)

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## **Police Road, Walpole St Andrew Wisbech**

- 4-bedroom detached home on 0.5-acre plot (STMS)
- Spacious lounge with charming open fireplace
- Large study, dining/family room & huge conservatory
- Master bedroom + 3 well proportioned double bedrooms
- Family bathroom, separate WC & additional shower room
- Beautiful landscaped garden with pond, brick-built shed & large log cabin Summer house
- Garage converted into workshop + large lockups for storage
- Catchment area for Marshland High School, West Walton

Tenure: Freehold EPC Rating: D

offers in excess of

**£525,000**



### **Directions to this property:**

From Wisbech Freedom Bridge roundabout, take the B198 Lynn Road signposted Walsoken & Port Area. Continue out of town and at the mini roundabout proceed straight over. At the second roundabout turn left signposted West Walton Highway. Proceed through the village and turn left into West Drove North signposted Walpole St Peter. Proceed to the "T" junction and turn left into Police Road.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127054](https://www.williamhbrown.co.uk/Property/WSB127054)



Property Ref:  
WSB127054 - 0005

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