



**School Road, Marshland St. James WISBECH PE14 8EZ**



**Welcome to**

**School Road, Marshland St. James WISBECH**

IF IT'S SPACE YOU WANT, LOOK NO FURTHER! Situated in a non-estate location, this modern detached house provides all the space you could need for the growing family and viewing is the only way to appreciate all that is on offer! With five double bedrooms, a Jack and Jill en-suite and four reception rooms, the property also benefits from a useful utility room, a downstairs shower room, a double garage (currently being used as a games room) and multi-vehicle off-road parking. All sat on a plot approaching 0.25 acres (S.T.S.). The property benefits from solar panels which are owned outright.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

15' 11" x 11' 10" ( 4.85m x 3.61m )

**Sitting Room**

13' 8" x 11' 9" ( 4.17m x 3.58m )

**Study**

12' 5" x 9' 5" ( 3.78m x 2.87m )

**Kitchen**

13' 11" x 18' 3" ( 4.24m x 5.56m )

**Dining Room**

10' 2" x 10' 6" ( 3.10m x 3.20m )

**Utility Room**

10' 5" x 9' 5" ( 3.17m x 2.87m )

**Shower Room**

3' 1" x 9' 5" ( 0.94m x 2.87m )

**First Floor Landing**

**Bedroom One**

13' 11" maximum x 18' 4" ( 4.24m maximum x 5.59m )

**Jack & Jill En-Suite**

10' 1" x 10' 5" ( 3.07m x 3.17m )

**Bedroom Two**

15' 10" maximum x 11' 9" ( 4.83m maximum x 3.58m )

**Bedroom Three**

14' 7" x 18' 2" ( 4.45m x 5.54m )

**Bedroom Four**

13' 8" x 11' 9" ( 4.17m x 3.58m )

**Bedroom Five**

13' 11" x 9' 5" ( 4.24m x 2.87m )

**Bathroom**

9' 1" x 9' 5" ( 2.77m x 2.87m )

**Games Room**

18' 4" x 23' 5" ( 5.59m x 7.14m )

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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## **School Road, Marshland St. James WISBECH**

- Modern detached house
- Five double bedrooms with a Jack & Jill en-suite
- Four reception rooms
- Double garage (currently used as a games room)
- Non-estate village location
- Solar Panels

Tenure: Freehold EPC Rating: B

offers in excess of

**£500,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127162](http://williamhbrown.co.uk/Property/WSB127162)



Property Ref:  
WSB127162 - 0003

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