



**The Lodge, Wales Bank, Elm, Wisbech, PE14 0AY**

## Welcome to

### The Lodge, Wales Bank, Elm, Wisbech

Situated in a peaceful and sought-after location on Wales Bank, Elm, this spacious 4-bedroom detached home offers generous living space both inside and out-making it an ideal choice for families. Located just minutes from Wisbech town and within easy reach of the local village school, this property delivers a perfect balance of countryside living with everyday convenience. The ground floor is well-designed for family life, featuring a bright and welcoming lounge, a versatile second reception room, and a spacious kitchen/diner that opens into a conservatory-ideal for entertaining or relaxing with garden views. A downstairs WC adds further practicality. The property also has new double glazing throughout. Upstairs, there are four well-proportioned bedrooms, including a master bedroom with en-suite, plus a modern family bathroom serving the remaining rooms plus plenty of storage throughout in each room. Outside, the property enjoys a private and peaceful setting, with a garden ready to enjoy and room for families to grow. With its generous layout and village location, this is a wonderful family home with space, comfort, and flexibility. The property benefits from a garage which has amazing potential to convert to an annex STPP.





**Ground Floor**



**First Floor**

**Lounge**  
11' 2" x 9' 8" ( 3.40m x 2.95m )

**Dining Room**  
11' 2" x 9' 8" ( 3.40m x 2.95m )

**Reception Room**  
9' 9" x 8' 4" ( 2.97m x 2.54m )

**Kitchen**  
20' 11" x 9' 8" ( 6.38m x 2.95m )

**Utility Room**  
5' 2" x 9' 8" ( 1.57m x 2.95m )

**Conservatory**  
11' 11" x 19' 6" ( 3.63m x 5.94m )

**Bedroom 1**  
14' 2" x 10' 3" ( 4.32m x 3.12m )

**Bedroom 2**  
10' x 11' 11" ( 3.05m x 3.63m )

**Bedroom 3**  
8' 5" x 8' 5" ( 2.57m x 2.57m )

**Bedroom 4**  
9' 3" x 8' 4" ( 2.82m x 2.54m )

**Garage**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Welcome to

### The Lodge, Wales Bank, Elm, Wisbech

- 4-bedroom detached home in a peaceful village setting
- Spacious lounge & second reception room
- kitchen/diner
- Master bedroom with en-suite
- Close to Wisbech & local village school

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £430,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127138](https://www.williamhbrown.co.uk/Property/WSB127138)



Property Ref:  
WSB127138 - 0007

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## Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed out of town through five sets of traffic lights and at the roundabout proceed straight over. Take the second right hand turning signposted Elm & Friday Bridge. Continue through the bends and take the third right into Wales Bank. Proceed along and turn right into a bridle pass to the left hand side of Bluebell Cottage, where the property will be found on the right hand side.



william h brown



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