



**Rockcliffe Gardens, WISBECH PE13 2TD**

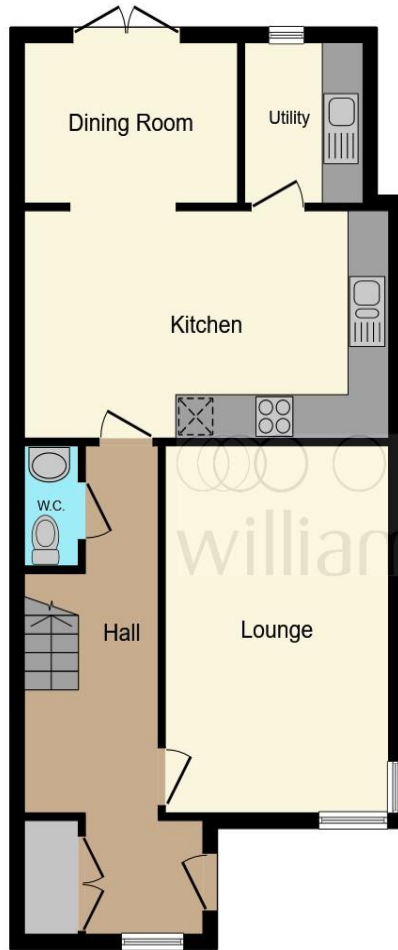


**Welcome to**

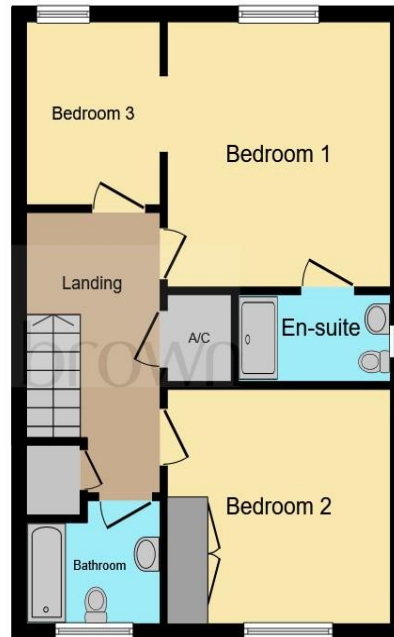
## **Rockcliffe Gardens, WISBECH**

Welcome to Rockcliffe Gardens-an exclusive private gated estate in Wisbech, home to some of the area's most desirable properties. Built in 2020 by a highly regarded local developer, this impeccably designed 3-bedroom semi-detached home offers high-end living with no onward chain. Step inside and you're greeted by a stylish entrance hall with storage and a convenient downstairs WC. The spacious lounge is bright and inviting, while the real heart of the home is the open-plan kitchen/diner, featuring premium Bosch integrated appliances, including a combi microwave, double oven, and plate warmer. A separate utility room keeps your space tidy and practical. Upstairs, a generous wraparound landing connects three bedrooms. The master suite includes a sleek en-suite shower room and access to what is currently used as a dressing room (bedroom three). A stylish family bathroom offers both bath and shower for ultimate flexibility. Outside, you'll find a block-paved driveway, gated side access, and a low-maintenance landscaped rear garden, complete with a garden room with power and lighting-ideal for a home office or relaxation space. The development also benefits from communal visitor parking. Perfectly located within walking distance to schools, supermarkets, pubs, and other local amenities. March and King's Lynn train stations, with direct links to London, are both a short drive away. This is luxury living in a peaceful, secure setting-ready for you to move straight in!





**Ground Floor**



**First Floor**

### **Lounge**

16' 6" x 10' 9" ( 5.03m x 3.28m )

### **Wc**

### **Kitchen**

17' 7" x 10' 2" ( 5.36m x 3.10m )

### **Dining Room**

10' 5" x 7' 6" ( 3.17m x 2.29m )

### **Utility**

7' 6" x 5' 10" ( 2.29m x 1.78m )

### **Bedroom 1**

12' x 10' 7" ( 3.66m x 3.23m )

### **Ensuite**

### **Bedroom 2**

10' 7" x 10' 4" ( 3.23m x 3.15m )

### **Bedroom 3**

8' 7" x 6' 7" ( 2.62m x 2.01m )

### **Family Bathroom**

### **Garden Room**

### **Agents Note:**

'The sellers advise that they pay £200 per annum as a contribution towards upkeep'

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

### Rockcliffe Gardens, WISBECH

- Private gated estate location
- 3-bed semi-detached, built 2020
- Open-plan kitchen/diner with Bosch appliances
- Master bedroom with en-suite & dressing room
- Landscaped rear garden with garden room
- Utility room & downstairs WC
- Block-paved driveway & visitor parking
- No onward chain - move-in ready

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

## £280,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127396](https://williamhbrown.co.uk/Property/WSB127396)



Property Ref:  
WSB127396 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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