



**Colletts Bridge Lane, Elm Wisbech PE14 0EE**

william  
h brown

Welcome to

## Colletts Bridge Lane, Elm Wisbech

Set along the sought-after Colletts Bridge Lane, this impressive modern detached bungalow combines stylish living with breathtaking open views to the front. Beautifully presented, the home offers versatile accommodation ideal for both families and downsizers alike. Step inside to discover three generously proportioned double bedrooms, including a stunning 21' master suite complete with a private en-suite cloakroom. The heart of the home is the refitted kitchen/breakfast room - a bright, contemporary space perfect for everyday living and entertaining. Outside, the property continues to impress. There's ample off-road parking for multiple vehicles, a separate allotment-style garden ideal for keen growers, and a private hot tub area for those relaxing evenings under the stars. A rare blend of modern comfort, rural outlooks, and lifestyle extras - this is one not to miss.





### Entrance Hall

### Lounge

16' 8" x 11' 7" maximum ( 5.08m x 3.53m maximum )

### Kitchen/Breakfast Room

14' 7" x 9' 6" ( 4.45m x 2.90m )

### Master Bedroom

16' 5" maximum x 21' 4" maximum ( 5.00m maximum x 6.50m maximum )

### En-Suite Cloakroom

3' 7" x 7' 5" ( 1.09m x 2.26m )

### Bedroom Two

16' 8" x 9' 3" maximum ( 5.08m x 2.82m maximum )

### Bedroom Three

10' 8" x 7' 4" ( 3.25m x 2.24m )

### Shower Room

6' 10" x 7' 5" ( 2.08m x 2.26m )

### Agents Note:

'Waste from the property is served by Septic Tank. Contact the branch for more details'

'There is an easement on the title, please enquire with the branch'.

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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### Colletts Bridge Lane, Elm Wisbech

- Modern detached bungalow
- Three double bedrooms
- Refitted kitchen/breakfast room
- Open countryside views
- Additional allotment garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£230,000**



**view this property online** [williamhbrown.co.uk/Property/WSB126009](http://williamhbrown.co.uk/Property/WSB126009)

#### Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town taking note of Morrisons on your left hand side. At the roundabout continue straight on and follow this road for approximately 2 miles. Then turn right onto Gosmoor Lane and then right again onto Colletts Bridge Lane where the property will be found on your right hand side. Look out for our board!



Please note the marker reflects the postcode not the actual property



Property Ref:  
WSB126009 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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