







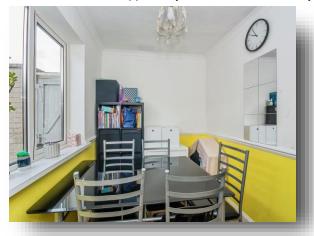


Welcome to

Westfield Road, Newton-In-The-Isle Wisbech

Nestled in the desirable village of Newton-in-the-Isle, this well-kept three-bedroom detached bungalow offers space, comfort, and countryside charm. As you step inside, you're welcomed by a traditional layout with the lounge to the left, perfect for relaxing evenings, and a dining room to the right, ideal for family meals or entertaining. The modern kitchen sits straight ahead, boasting sleek finishes and practical space for day-to-day living with built in appliances such as a washing machine, fridge and dishwasher. A contemporary bathroom serves the home, and a standout feature is the triple-glazed conservatory, offering a peaceful retreat with views over the private rear garden. All three bedrooms are generously sized, making this a versatile home for families, couples, or retirees. Outside, there's driveway parking and a well-maintained garden-perfect for summer enjoyment. There is also a certificate of lawfulness for a dormer roof extension to the property with complete architectural plans. Located in a quiet village just a short drive from Wisbech, this property combines the best of rural living with modern comfort. A brilliant opportunity not to be missed - book your viewing today!















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

Lounge

15' 10" x 10' 4" (4.83m x 3.15m)

Dining Room

6' 10" x 9' 8" (2.08m x 2.95m)

Kitchen

9' 3" x 10' 9" (2.82m x 3.28m)

Conservatory

10' 3" x 11' 1" (3.12m x 3.38m)

Family Bathroom

Bedroom 1

10' 2" x 8' 4" (3.10m x 2.54m)

Bedroom 2

6' 9" x 11' 11" (2.06m x 3.63m)

Bedroom 3

7' 4" x 10' 7" (2.24m x 3.23m)

Agents Note:

Heating to the property is served by Oil. Please contact the branch for more details'

Welcome to

Westfield Road, Newton-In-The-Isle Wisbech

- 3 Bedroom Detached Bungalow
- Located in Sought-After Newton-in-the-Isle
- Spacious Lounge & Separate Dining Room
- Modern Fitted Kitchen & Stylish Bathroom
- **Triple Glazed Conservatory**
- **Driveway Parking**
- Certificate of lawfulness for a dormer roof extension to the property with complete architectural plans.

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£220,000

Property Ref:

WSB127543 - 0005







view this property online williamhbrown.co.uk/Property/WSB127543

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.

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Proceed out of town and follow the road along for approximately 4 miles. Turn left signposted Newton and follow the road along through the village. Turn left into Fen Road and then right into Westfield Road.





Please note the marker reflects the postcode not the actual property





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