









# Welcome to

# West End, Gorefield Wisbech

Welcome to Woodford Lodge, a 3 bedroom detached house in the peaceful village of Gorefield, Wisbech - offering character, charm, and space inside and out. This unique property has benefited from internal wall insulation, improving energy efficiency while retaining its original features and warmth. The layout includes a well-equipped kitchen, a breakfast room, dining area, cosy lounge, and a utility room - giving you multiple reception spaces perfect for family living or entertaining. Upstairs you'll find three well-sized bedrooms and a modern family bathroom. Every corner of this home reflects personality, with thoughtful updates that enhance its classic charm. Outside, the home continues to impress with a generous driveway offering parking for several vehicles and a useful outbuilding, ideal for storage or conversion potential. Situated in West End, Gorefield, a well-regarded village with amenities, countryside surroundings, and great transport links nearby - this property ticks the boxes for those seeking a unique, character-filled home in a quiet yet convenient setting.



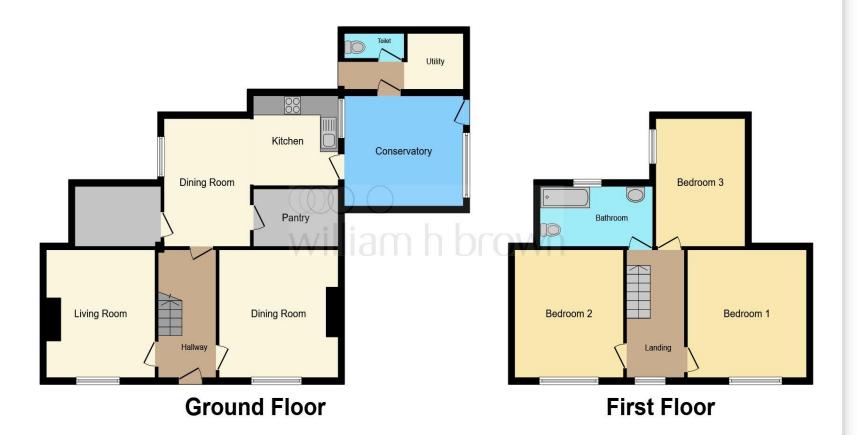












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## Lounge

13' x 13' ( 3.96m x 3.96m )

# **Dining Room**

12' 11" x 12' 5" ( 3.94m x 3.78m )

#### Kitchen

8' 2" x 9' 2" ( 2.49m x 2.79m )

## Utility

### **Bedroom 1**

13' x 12' 3" ( 3.96m x 3.73m )

#### **Bedroom 2**

12' 11" x 12' 11" max ( 3.94m x 3.94m max )

### **Bedroom 3**

10' x 10' 5" ( 3.05m x 3.17m )

# **Family Bathroom**

# **Outbuilding**

## **Agents Note:**

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

## Welcome to

# West End, Gorefield Wisbech

- Charming 3 Bedroom Detached Home
- Full of Character Throughout
- Recently Insulated Internal Walls
- Kitchen, Lounge, Dining & Breakfast Rooms
- Utility Room & Family Bathroom
- Large Driveway for Multiple Vehicles
- Located in Sought-After Gorefield Village

Tenure: Freehold EPC Rating: G Council Tax Band: D

£350,000

### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Continue along taking note of ASDA on your left hand side. Proceed along into Leverington Road and at the traffic lights turn left signposted Leverington & Parson Drove. At the Rising Sun Public House turn right into Church Road, Leverington and continue along. Follow the road round past the church into Gorefield Road and continue along towards Gorefield. Upon entering Gorefield continue along High Road and turn left into West End where the property can be found on your left hand side.

# \_\_\_\_\_







High Rd

Map data ©2025

Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/WSB127450



Property Ref: WSB127450 - 0002 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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