





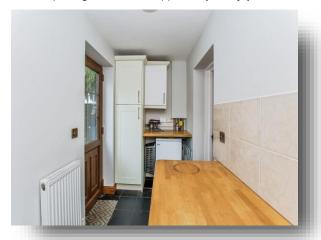




Welcome to

School Road, Upwell Wisbech

Welcome to School Road, Upwell-a truly exceptional 6-bedroom detached home offering spacious, versatile living across three floors, with the rare and unique benefit of a private mooring directly from the rear garden. Set in a desirable village location, this stunning property is perfect for growing families, multi-generational living, or anyone seeking a peaceful lifestyle with riverside charm. The ground floor features a spacious kitchen/diner, utility room, downstairs WC, and a large lounge that flows beautifully for everyday living. There's also an additional reception room, ideal for a snug, home office or formal dining space. On the first floor, you'll find four double bedrooms, including a generous master suite with en-suite, plus a well-appointed family bathroom. The second floor offers two further double bedrooms and another family bathroom, making it ideal for guests, older children, or flexible home office space. Outside, the private mooring offers direct access to the water-perfect for boating enthusiasts or simply relaxing by the river. There's also a single garage and private driveway for secure off-road parking. This is a rare opportunity to enjoy waterside living in a large, beautifully laid-out home in the heart of Upwell, just a short drive from Wisbech and Downham Market.















Ground Floor



First Floor



Second Floor

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

Entrance Hall Ds Wc

Lounge

20' 9" x 12' 3" (6.32m x 3.73m)

Reception Room / Study

8' 8" x 11' 11" (2.64m x 3.63m)

Kitchen / Diner

10' 3" x 24' 9" (3.12m x 7.54m)

Utility Room

11' 3" x 4' 8" (3.43m x 1.42m)

First Floor Landing Bedroom One

12' 3" x 14' 8" (3.73m x 4.47m)

En-Suite

Bedroom Four

10' 8" x 12' 4" (3.25m x 3.76m)

Bedroom Five

10' 3" x 11' 11" (3.12m x 3.63m)

Bedroom Six

9' 9" x 8' 9" (2.97m x 2.67m)

Family Bathroom

Second Floor Bedroom Two

13' 1" x 17' 3" (3.99m x 5.26m)

Bedroom Three

8' 9" x 17' 3" (2.67m x 5.26m)

Family Shower Room

Garage

Agents Note:

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

Welcome to

School Road, Upwell Wisbech

- 6-bedroom detached house across 3 floors
- Private mooring in the rear garden
- Kitchen/diner, utility & 2 reception rooms
- Master bedroom with en-suite
- Single garage and private driveway
- Desirable village setting near Wisbech & Downham Market

Tenure: Freehold EPC Rating: B

Council Tax Band: E

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Upon entering Outwell take note of Bloom & Wake's garage on your left hand side and at the mini roundabout turn right into Isle Road. Continue round into Outwell and follow the road through into Upwell. Continue along through the village of Upwell keeping the river on your left hand side and turn over the last bridge into School Road.

£450,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127566



Property Ref: WSB127566 - 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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