



**Woodland Gardens, Guyhirn Wisbech PE13 4EZ**



## Welcome to

## Woodland Gardens, Guyhirn Wisbech

Please welcome to the market this absolutely stunning property situated in the ever-popular Guyhirn, this SIX BEDROOM DETACHED HOME offers an amazing opportunity, residing on a large plot this sublime property comprises the following, A grand ENTRANCE HALL, you also find an impressive LOUNGE, wonderful DINING ROOM, a beautifully presented KITCHEN/DINER, with a THIRD RECEPTION ROOM off the kitchen, you also benefit from a lovely UTILITY, and an additional office space as well as TWO DOWNSTAIRS W/C's. upstairs you will find THE MASTER BEDROOM, boasting a WALK-IN WARDROBE and FOUR-PIECE ENSUITE, BEDROOM TWO, boasting a THREE-PIECE ENSUITE. BEDROOM THREE AND FOUR both of which boasting additional storage. With BEDROOM FIVE making the perfect nursery. BEDROOM SIX is situated above the garage, with separate stairs leading up to it. The exterior benefits from ample parking, a large DOUBLE GARAGE, with a large REAR GARDEN this property offers it all. Viewing are highly advised.





**Ground Floor**



**First Floor**

## Entrance Hall

## Lounge

21' 9" x 15' 4" ( 6.63m x 4.67m )

## Dining Room

15' 4" x 11' 1" ( 4.67m x 3.38m )

## Study

15' 4" x 10' 1" ( 4.67m x 3.07m )

## Cloakroom

6' 2" x 4' 5" ( 1.88m x 1.35m )

## Kitchen Diner

20' 6" x 14' 7" ( 6.25m x 4.45m )

## Pantry

## Utility Room

11' 4" x 6' 5" ( 3.45m x 1.96m )

## Cloakroom

6' 2" x 3' ( 1.88m x 0.91m )

## Hobby Room

13' 1" x 11' 8" ( 3.99m x 3.56m )

## Bedroom One

20' x 15' ( 6.10m x 4.57m )

## Bedroom Two

17' 7" x 16' 7" ( 5.36m x 5.05m )

## En Suite

11' 8" x 6' 5" ( 3.56m x 1.96m )

## Walk In Wardrobe

7' 5" x 6' 5" ( 2.26m x 1.96m )

## Bedroom Three

15' 7" x 12' 7" ( 4.75m x 3.84m )

## En Suite

8' 5" x 3' 9" ( 2.57m x 1.14m )

## Bedroom Four

11' 8" x 9' 8" ( 3.56m x 2.95m )

## Bedroom Five

13' 1" x 11' 8" ( 3.99m x 3.56m )

## Bedroom Six

9' 5" x 5' 9" ( 2.87m x 1.75m )

## Bathroom

12' 4" x 6' 2" ( 3.76m x 1.88m )

## Double Garage

## Agents Note:

'There is a easement on the title, please enquire with the branch' - Shared Driveway

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

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

## Agent Note:

There is planning permission granted for a further Two storey garage to be erected, details can be found on the Fenland district council planning portal

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**

## **Woodland Gardens, Guyhirn Wisbech**

- Exceptional six bedroom detached home
- Occupying a generous plot with gated access
- Double garage with ample off road parking
- Family Bathroom , Two en suites and Two cloakrooms
- Four reception rooms and additional sun room

Tenure: Freehold EPC Rating: C

Council Tax Band: F

**£750,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127473](http://williamhbrown.co.uk/Property/WSB127473)



Property Ref:  
WSB127473 - 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.

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.



**william h brown**



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**