



St. Martins Road, WISBECH PE13 3EX

Welcome to

St. Martins Road, WISBECH

Tucked away in a quiet cul de sac, this established detached home on St Martins Road offers a superb balance of space, style, and flexibility, making it ideal for modern family living. The versatile ground floor layout provides three reception rooms, a ground floor bedroom with z-fold doors across one wall leading out to the rear garden. The heart of the home is the stunning 23' orangery, a light-filled space opening seamlessly to the garden. A beautifully refitted kitchen with integrated appliances, separate utility room, a generous studio/workshop, a 17' lounge and a sleek refitted shower room complete the ground floor. Upstairs, the bedrooms are well proportioned, with flexibility for families of all sizes. Outside, the home continues to impress with a block-paved in/out driveway providing ample parking. To the rear lies a generous garden with an extensive decked patio and covered seating area, perfect for entertaining, along with a timber cabin offering versatile use as a gym, studio, or home office. As far as school catchment is concerned, the property is on the Cambridgeshire/Norfolk border offering educational choices. A rare opportunity to secure a versatile and spacious well-presented family home in a sought-after position.





Ground Floor



First Floor

Front Porch

Entrance Hall

Lounge

17' 10" excluding bay x 12' 5" (5.44m excluding bay x 3.78m)

Orangery

23' 2" x 14' 8" (7.06m x 4.47m)

Kitchen

15' 1" x 10' 10" (4.60m x 3.30m)

Dining Room

12' x 11' 10" (3.66m x 3.61m)

Side Hallway

Utility Room

7' 5" x 9' 8" (2.26m x 2.95m)

Workshop/Studio

12' 7" x 9' 8" (3.84m x 2.95m)

Ground Floor Bedroom

13' 10" x 11' 6" (4.22m x 3.51m)

Shower Room

8' 4" x 6' 1" (2.54m x 1.85m)

First Floor Landing

Bedroom One

14' 4" x 11' 10" (4.37m x 3.61m)

Bedroom Two

12' 11" x 10' 10" (3.94m x 3.30m)

Bedroom Three

12' 5" x 10' 10" (3.78m x 3.30m)

Bathroom

6' 8" x 12' 4" (2.03m x 3.76m)

Cabin

10' 10" x 8' 10" (3.30m x 2.69m)

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

Welcome to

St. Martins Road, WISBECH

- Four double bedrooms in a detached, versatile family home
- Three reception rooms
- Modern kitchen with integrated appliances
- Large workshop/studio
- In and out driveway
- Generous, secure enclosed rear garden with log cabin
- Quiet cul de sac location
- Walking distance to adventure playground

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£385,000

Directions to this property:

At Freedom Bridge Roundabout, take the 2nd exit onto Lynn Rd/B198, Continue to follow Lynn Road, Go through 1 mini roundabout, At the traffic lights turn left onto Walton Road and follow the road round to the right, Turn right onto Westfield Rd and continue into St Martin's Road where the property is straight in front of you.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127531



Property Ref:
WSB127531 - 0007

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



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk