



Grange Road, Wisbech PE13 1SF

Welcome to

Grange Road, Wisbech

Set in a peaceful cul de sac location, just a mile from the town centre and the highly regarded Wisbech Grammar School, this impressive four-bedroom detached home on Grange Road offers style, space, and convenience in equal measure. Inside, the accommodation is generously proportioned, with two welcoming reception rooms and a light-filled conservatory providing flexible living space for both family life and entertaining. The beautifully refitted kitchen/breakfast room forms the heart of the home, supported by a useful utility room and downstairs cloakroom. Upstairs, all four bedrooms are doubles, with the master enhanced by a smartly refitted en-suite, while the others are served by a family bathroom. Externally, a driveway leads to a double garage, offering ample parking and storage. The gardens provide an attractive backdrop, ideal for relaxation or play. Beautifully maintained and thoughtfully updated, this home is perfectly placed for families seeking a spacious property close to excellent amenities and schooling.





Ground Floor



First Floor

Entrance Hall

Lounge

20' 8" x 11' 10" (6.30m x 3.61m)

Conservatory

20' 2" maximum x 20' 1" maximum (6.15m maximum x 6.12m maximum)

Dining Room

13' 9" x 11' 4" (4.19m x 3.45m)

Kitchen/Breakfast Room

8' 11" x 18' 5" (2.72m x 5.61m)

Rear Hallway

Utility Room

5' 9" x 11' 5" (1.75m x 3.48m)

Downstairs Cloakroom

3' 11" x 5' 6" (1.19m x 1.68m)

First Floor Landing

Master Bedroom

13' 8" into wardrobes x 11' 5" into wardrobes (4.17m into wardrobes x 3.48m into wardrobes)

En-Suite Shower Room

5' 6" x 6' 5" (1.68m x 1.96m)

Bedroom Two

10' 9" x 11' 11" (3.28m x 3.63m)

Bedroom Three

9' 6" x 12' (2.90m x 3.66m)

Bedroom Four

9' 2" x 7' 2" excluding wardrobes (2.79m x 2.18m excluding wardrobes)

Family Bathroom

5' 5" x 6' 6" (1.65m x 1.98m)

Double Garage

16' 1" x 16' (4.90m x 4.88m)

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

Grange Road, Wisbech

- Established detached house
- Four double bedrooms with en-suite to master
- Refitted kitchen/breakfast room
- Double garage
- Cul de sac location close to amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127852



Property Ref:
WSB127852 - 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



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk