









## Welcome to

# **Norwich Road, Wisbech**

Set within a private cul de sac close to local amenities, this established detached bungalow on Norwich Road offers generous, well-maintained accommodation and the benefit of no onward chain. The property features three bedrooms, including a master with en-suite shower room, and a modern kitchen complemented by a useful utility room. A four-piece family bathroom serves the remaining bedrooms, providing both style and practicality. The spacious layout includes a welcoming 19' lounge/dining room, with the accommodation flowing seamlessly throughout-ideal for those seeking single-storey living in a peaceful yet convenient location. Outside, there is off-road parking, a car port, and an enclosed rear garden offering space to relax and enjoy the surroundings. A superb opportunity to acquire a well-presented bungalow in a tucked-away setting, perfect for downsizers or families alike.















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**

## **Lounge/Dining Room**

12' 9" maximum x 19' 8" ( 3.89m maximum x 5.99m )

#### Kitchen

12' 9" maximum x 17' 2" plus door recess ( 3.89m maximum x 5.23m plus door recess )

#### **Utility Room**

7' x 7' 1" ( 2.13m x 2.16m )

#### **Master Bedroom**

12' 9" x 13' 10" maximum ( 3.89m x 4.22m maximum )

#### **En-Suite**

9' 2" maximum x 4' 5" maximum ( 2.79m maximum x 1.35m maximum )

#### **Bedroom Two**

12' 9"  $\times$  9' 5" plus door recess (  $3.89 \text{m} \times 2.87 \text{m}$  plus door recess )

#### **Bedroom Three**

9' 2" x 7' 5" ( 2.79m x 2.26m )

## **Family Bathroom**

9' 1" x 6' 10" ( 2.77m x 2.08m )

## **Agents Note:**

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

## Welcome to

# Norwich Road, Wisbech

- Established detached bungalow
- Three bedrooms with en-suite to master
- Modern fitted kitchen and utility room
- Private cul de sac location
- No onward chain

Tenure: Freehold EPC Rating: Awaited

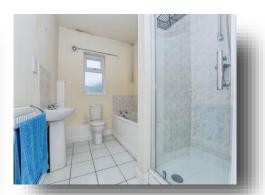
Council Tax Band: C

#### Directions to this property:

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and at the mini roundabout proceed straight on. Proceed round the bends where the property will be found in the cul de sac on the left hand side.

# £210,000







Blackberry House Day Nursery (Wisbech)

Map data ©2025

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/WSB127885



Property Ref: WSB127885 - 0003 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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