



St. Pauls Road North, Walton Highway Wisbech PE14 7DN

Welcome to

St. Pauls Road North, Walton Highway Wisbech

Set on a generous plot with open field views to the rear, this beautifully presented four-bedroom detached home has been thoughtfully renovated by the current owner to offer multi-generational living, complete with a self-contained annexe. The main house offers a warm welcome via a bright entrance hall, leading to a comfortable lounge with feature brick fireplace and a spacious kitchen/diner - the perfect hub for family life. The kitchen is fitted with modern units, integrated appliances, and double doors that open onto the patio and rear garden. A utility room and ground floor WC provide excellent convenience. Upstairs you'll find four well-proportioned bedrooms, including two with en suites, and a stylish family bathroom. Each space is tastefully finished, with modern fittings and generous natural light throughout. Outside, the property sits on a good-sized plot with a driveway to the side, providing access to both the main house and rear outbuildings. There is a converted garage (currently used as an annexe - no building regulation approval obtained) offering a living area, bedroom area, kitchen, and shower room, plus a timber garage to the rear for storage or workshop use. The rear garden is mainly laid to lawn with a patio seating area and open rural outlooks - perfect for relaxing or entertaining. Situated in a pleasant village setting with easy access to local amenities, this versatile property offers space and flexibility.

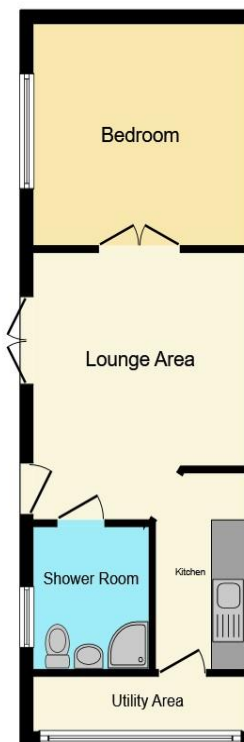




Ground Floor



First Floor



Annex

Ds Wc

Lounge

17' 7" x 13' 7" max (5.36m x 4.14m max)

Dining Room

11' 9" x 11' 9" max (3.58m x 3.58m max)

Kitchen

12' 6" x 15' 6" (3.81m x 4.72m)

Utility Room

7' 3" x 9' 11" (2.21m x 3.02m)

Bedroom 1

13' 9" max x 11' 9" (4.19m max x 3.58m)

Bedroom 1 ensuite

Bedroom 2

12' x 9' 4" max (3.66m x 2.84m max)

Bedroom 2 Ensuite

Bedroom 3

12' 8" x 9' 10" (3.86m x 3.00m)

Bedroom 4

11' 9" x 11' 10" max (3.58m x 3.61m max)

Family Bathroom

Annex

Bedroom

Kitchen/Lounge

Bathroom

Agents Note:

'Heating to the property is served by Propane Gas Tank. Please contact the branch for more details'

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. Pauls Road North, Walton Highway Wisbech

- Detached four-bedroom family home
- Renovated and well presented throughout
- Two en suite bedrooms plus family bathroom
- Spacious lounge and open-plan kitchen/diner
- Utility room and downstairs WC
- Large rear garden with patio and field views
- Driveway with ample off-road parking
- Peaceful village location with easy access to nearby towns and schools

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127846



Property Ref:
WSB127846 - 0002

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