



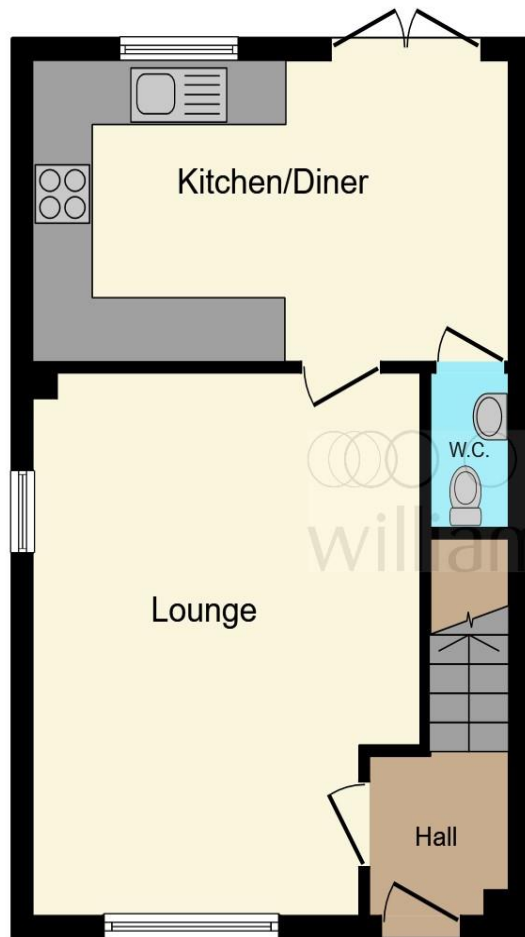
High Road, Newton-In-The-Isle Wisbech PE13 5HR

Welcome to

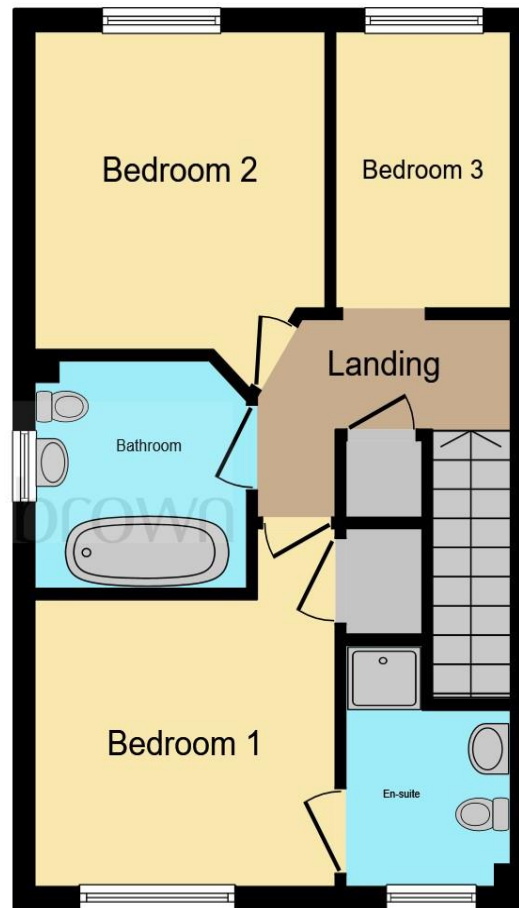
High Road, Newton-In-The-Isle Wisbech

Situated in the sought-after village of Newton-in-the-Isle, this modern three-bedroom semi-detached home perfectly combines contemporary style with everyday comfort. The property offers a spacious dual-aspect lounge, filled with natural light and providing a welcoming retreat for relaxing or entertaining. The stylish kitchen/diner comes complete with a built-in oven, hob, and dishwasher-designed for convenience and functionality. Alexa smart lighting runs throughout, giving you control and atmosphere at the touch of a button. Upstairs, the main bedroom benefits from its own en-suite shower room, while two further bedrooms and the family bathroom complete the first floor. To the rear, you'll find a secure enclosed garden, perfect for children, pets, or enjoying outdoor living. A decked seating area beneath a timber pergola creates a charming spot for alfresco dining. The front garden adds kerb appeal, and the driveway provides parking for two vehicles. With air source central heating for efficiency and comfort, this is a fantastic opportunity to secure a home that is both modern and sustainable, in a popular village setting with good access to Wisbech and nearby transport routes.





Ground Floor



First Floor

Ds Wc

Lounge

12' 9" max x 16' 8" max (3.89m max x 5.08m max)

Kitchen

16' x 9' 3" (4.88m x 2.82m)

Bedroom 1

9' 4" x 9' 11" (2.84m x 3.02m)

Bedroom 2

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

Bedroom 3

6' 2" x 8' 6" (1.88m x 2.59m)

Master Ensuite

Family Bathroom

Agents Note:

'There is a easement on the title, please enquire with the branch' - Access for drive.
'Heating to the property is served by Air Source Heating. 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

High Road, Newton-In-The-Isle Wisbech

- Modern three-bedroom semi-detached house
- Located in the sought-after village of Newton-in-the-Isle
- Spacious dual-aspect lounge
- Stylish kitchen/diner with built-in oven, hob, and dishwasher
- En-suite to bedroom one
- Alexa smart lighting throughout
- Driveway with off-road parking for two vehicles
- Air source central heating

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£220,000

Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Long Sutton. Proceed to the second set of traffic lights and bear right into Sutton Road. Continue along and turn left signposted Newton. Follow the road into the village where the property will be found on your right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127900



Property Ref:
WSB127900 - 0002

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