



Sutton Park, Sutton Road, Leverington Wisbech PE13 5DR

Welcome to

Sutton Park, Sutton Road, Leverington Wisbech

SUBJECT TO T & C'S, PLEASE ASK ABOUT AVAILABLE PLOTS, SUBJECT TO 2025 LEGAL COMPLETION ***Plot 101 The Hawthorn*** Our popular well-proportioned, double fronted 3 bedroom semi-detached family home, situated on a corner plot with beautiful walled garden. This property is finished to a high specification and also includes a single garage and driveway parking** Show home now open 6 days a week Monday-Saturday 10am-5pm. Please call to arrange a viewing! Sutton Park is a brand new development in the wonderful market town of Wisbech, offering the best of country living with the benefits of good local amenities. This development is being built by a group of local, reputable developers who have a real focus on quality materials and finishes. Disclaimer: Internal photos are taken for indicative purposes only! External Photo of existing Hawthorn Style Property.





Ground Floor



First Floor

Ground Floor

Kitchen / Dining Room

17' 10" x 10' (5.44m x 3.05m)

Utility Room

6' 6" x 5' 4" (1.98m x 1.63m)

Lounge

17' 10" x 10' (5.44m x 3.05m)

First Floor

Bedroom One

11' 11" x 10' (3.63m x 3.05m)

En-Suite

Bedroom Two

10' 7" x 10' (3.23m x 3.05m)

Bedroom Three

8' 4" x 6' 6" (2.54m x 1.98m)

Bathroom

6' 8" x 6' 6" (2.03m x 1.98m)

Outside

Additional Information

- Selection of internal choices available subject to build stage at point of reservation
- Heated by Air Source Heat Pumps
- Oak panelled doors with chrome handles and hinges
- Landscaped front garden and turf to rear garden with large slate patio.
- External lights to front and rear
- EV Charging Point, outside tap and external double socket included.
- 10 year structural warranty
- All plots subject to yearly estate charge for maintenance of the development.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

Sutton Park Sutton Road, Leverington Wisbech

- Show home now open Thursday-Monday 10am-5pm. Please call to arrange a viewing!!
- Thoughtfully designed new home development in a desirable location
- Premium specification and high quality finishes as standard
- Choice of kitchen, flooring and tiles subject to point of reservation
- Air source heating and B rated EPC with low running costs providing peace of mind

Tenure: Freehold EPC Rating: Exempt

£265,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127973



Property Ref:
WSB127973 - 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.

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