



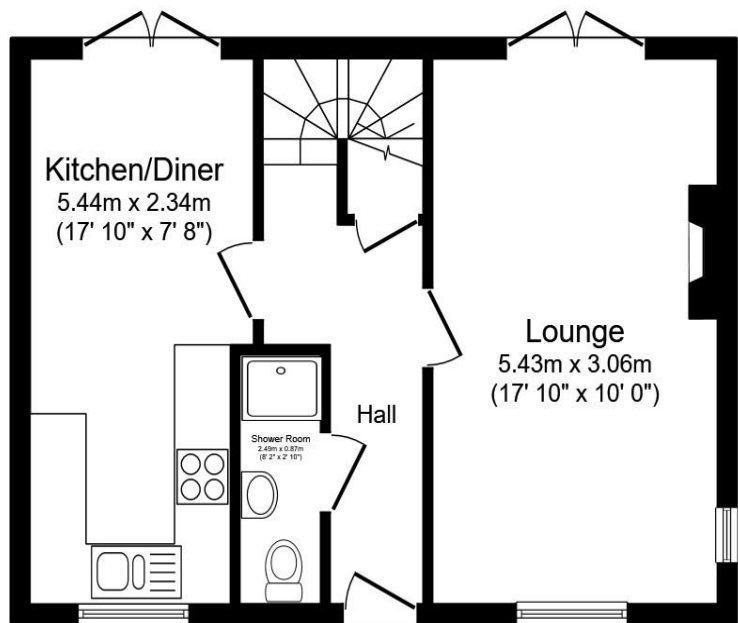
Ellerby Drive, Wisbech PE14 0TA

Welcome to

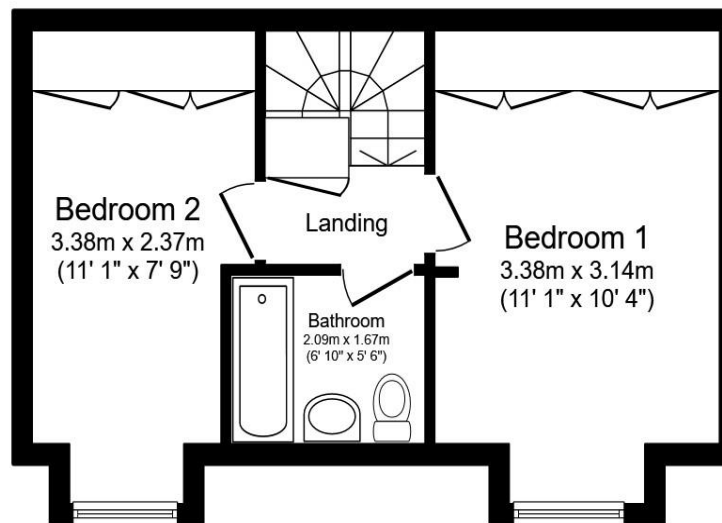
Ellerby Drive, Wisbech

Situated within a quiet cul de sac and built by the well-regarded Reason Homes, this detached chalet-style house offers generous, flexible accommodation with the advantage of no onward chain. The property features two double bedrooms with fitted wardrobes, supported by both bath and shower rooms, creating an ideal layout for guests, families, or those seeking comfortable multi-level living. At the heart of the home is the impressive 17' kitchen/dining room, a sociable space perfect for everyday meals or entertaining. The light-filled lounge and practical room arrangement offer a warm and welcoming feel throughout. Outside, a private driveway leads to a single garage, while the rear garden provides a peaceful setting for relaxing or enjoying the outdoors. Well-presented and positioned in a desirable modern development, this attractive chalet home is an excellent opportunity for downsizers, couples, or buyers looking for a well-built home ready for its next chapter.





Ground Floor



First Floor

Total floor area 72.3 m² (778 sq.ft.) approx

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.propertybox.io



Entrance Hall

Shower Room

8' 2" x 2' 10" (2.49m x 0.86m)

Lounge

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

Kitchen/Dining Room

17' 10" x 7' 8" maximum (5.44m x 2.34m maximum)

First Floor Landing

Bedroom One

11' 1" excluding wardrobes x 10' 4" (3.38m excluding wardrobes x 3.15m)

Bedroom Two

11' 1" excluding wardrobes x 7' 9" maximum (3.38m excluding wardrobes x 2.36m maximum)

Bathroom

5' 6" x 6' 10" (1.68m x 2.08m)

Garage

Agents Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Welcome to

Ellerby Drive, Wisbech

- Detached chalet style house by Reason Homes
- Two double bedrooms
- Bath and shower rooms
- Cul de sac location
- No onward chain

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

£210,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WSB127986](https://www.williamhbrown.co.uk/Property/WSB127986)



Property Ref:
WSB127986 - 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.



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