



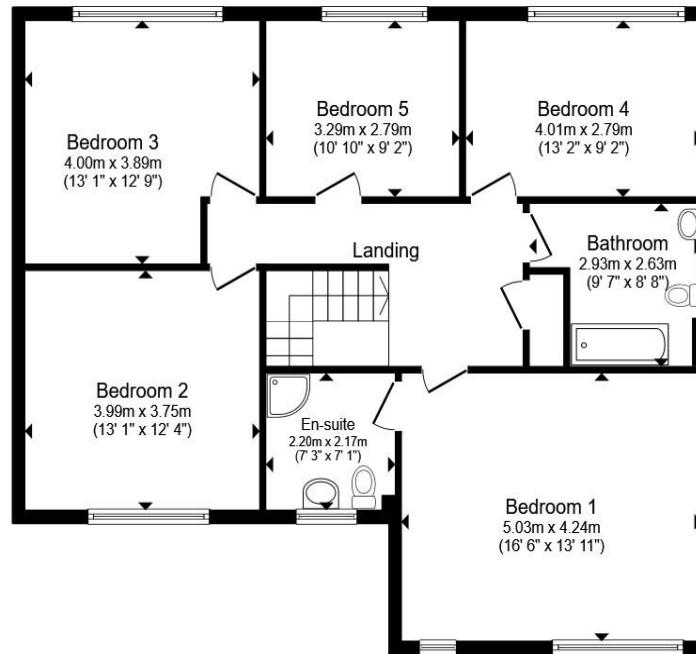
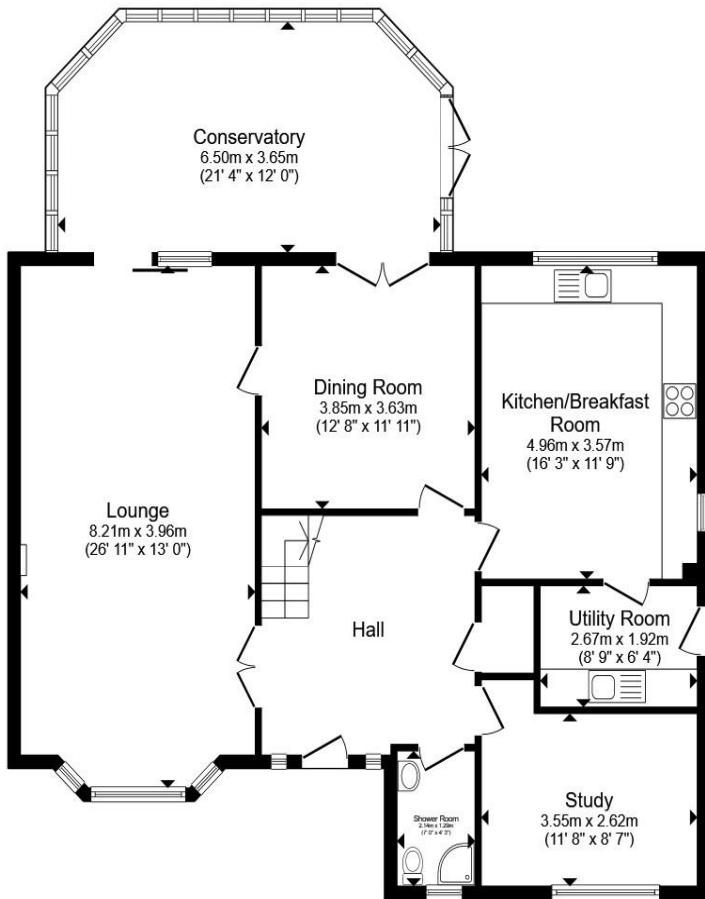
Marlborough Court, Wisbech PE13 1LT

Welcome to

Marlborough Court, Wisbech

Set within a highly desirable and sought-after location, this exceptional 5/6 bedroom detached residence offers truly impressive proportions, generous living spaces, and outstanding privacy - a rare find in today's market. The property is approached via substantial off-street parking for approximately six vehicles, complemented by a double garage. To the rear, a large enclosed garden provides an enviable private outdoor space, with no overlooking properties, ideal for families and entertaining alike. Upon entering, you are immediately welcomed by a striking and spacious entrance hallway featuring a central staircase that sets the tone for the scale of the accommodation throughout. To the left, a remarkably long living room offers an abundance of natural light and boasts a working wood-burning fireplace, creating a warm and inviting focal point. This space flows seamlessly into a substantial conservatory overlooking the rear garden, perfect for year-round enjoyment. The ground floor further benefits from a versatile double bedroom or home office, a modern shower room, a separate dining room, and a large well-appointed kitchen with a useful utility room adjoining - ideal for busy family life. Upstairs, the sense of space continues with five generously sized double bedrooms, including a principal bedroom with en-suite shower room. A well-proportioned family bathroom, serving the remaining bedrooms. This outstanding home must be viewed to be fully appreciated.





Entrance Hall

Lounge

Conservatory

Dining Room

Kitchen/Breakfast Room

Utility Room

Study

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five

Bathroom

Agents Note:

'Heating to the property is served by Gas Central Heating / Underfloor heating (conservatory) / Open Hire (lounge). Please contact the branch for more details'

Total floor area 223.9 m² (2,410 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

Welcome to

Marlborough Court, Wisbech

- 5 Double Bedrooms
- Detached House
- Double Garage
- 4 Reception Rooms
- En-Suite to Master
- Ample off Street Parking
- Generous Enclosed Rear Garden
- Downstairs Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£500,000



view this property online williamhbrown.co.uk/Property/WSB122171

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.



Property Ref:
WSB122171 - 0002



Please note the marker reflects the postcode not the actual property



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