



**Marlborough Court, Wisbech PE13 1LT**

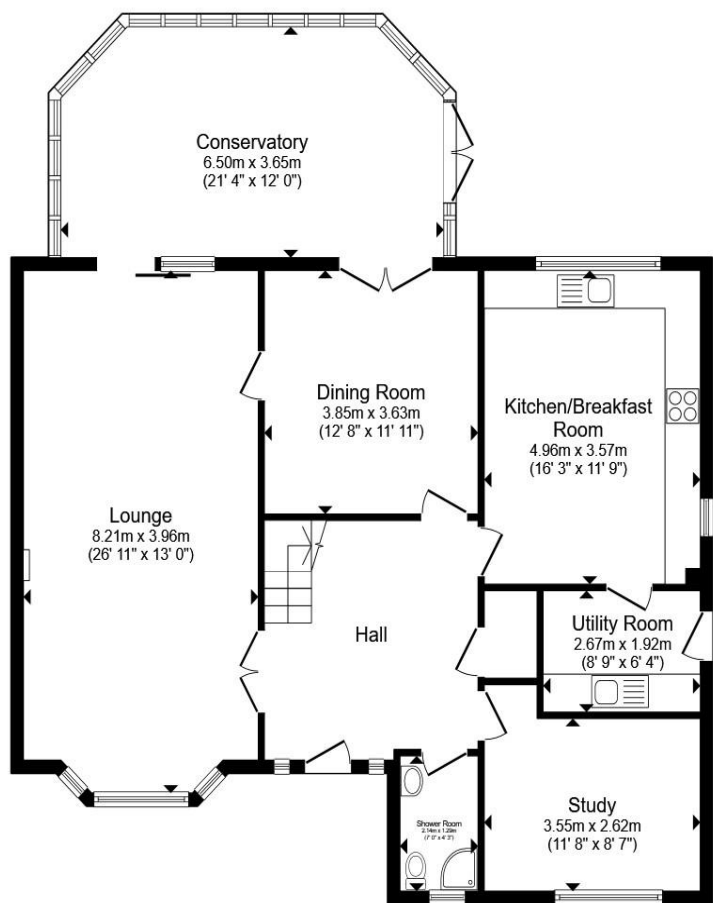


**Welcome to**

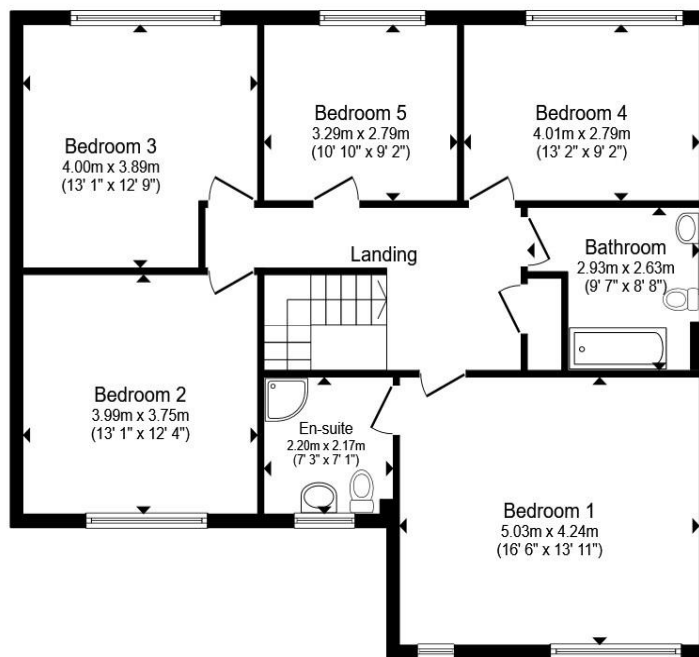
## **Marlborough Court, Wisbech**

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 enviably 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.





**Ground Floor**



**First Floor**

Total floor area 223.9 m<sup>2</sup> (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](http://www.propertybox.io)



**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'

**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**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB122171](https://williamhbrown.co.uk/Property/WSB122171)



Property Ref:  
WSB122171 - 0002

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