



**Old Convent Fields, Wisbech, PE13 1HT**

**welcome to**

## **Old Convent Fields**

Being offered with no onward chain is this impressive detached house situated in an exclusive location within walking distance of the town centre. Accommodation comprises a reception hall, ground floor cloakroom, lounge, dining room, kitchen, utility room, conservatory, 5 bedrooms, 2 en-suites and family bathroom. The property has the benefit of full uPVC double glazing, full central heating and a double garage. The property is being offered with no onward chain and an internal viewing is highly recommended!



## Reception Hall

### Cloaks Cupboards

With hanging rail and shelving.

### Cloakroom

With w.c. and hand basin. Radiator, half tiling to walls.

### Lounge

23' 5" x 14' 4" ( 7.14m x 4.37m )

Feature fireplace, two radiators, TV point, Sky TV point, telephone point, uPVC double glazed windows to front and side. Double doors opening into the conservatory.

### Dining Room

13' 8" x 13' 8" ( 4.17m x 4.17m )

Radiator, TV and telephone points, laminate floor, uPVC double glazed window to front.

### Kitchen

21' 9" x 14' 7" ( 6.63m x 4.45m )

Fitted Shaker style kitchen with a range of base, drawer and wall mounted units. Integrated dishwasher and fridge freezer. One and a half bowl stainless steel sink set to work surface, tiled splashbacks, tiled floor. Rangemaster range cooker with stainless steel hood over. uPVC double glazed windows to side and rear.

### Utility Room

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

Range of fitted base, drawer and wall mounted units, space and plumbing for washing machine, stainless steel sink set to work surface. Potterton gas fired boiler serving central heating and domestic hot water. uPVC double glazed door to side and uPVC double glazed window to side. Radiator, ceramic tiled floor.

## Conservatory

19' 2" x 11' 4" ( 5.84m x 3.45m )

Two radiators, ceramic tiled floor, ceiling fan, uPVC double glazed windows and doors overlooking the rear garden, TV point.

## First Floor Landing

Radiator, uPVC double glazed window to rear. Doors leading off

## Master Bedroom

14' 4" x 13' 7" ( 4.37m x 4.14m )

Radiator, uPVC double glazed window to front. TV point, Sky TV point and telephone point.

## Dressing Room

Range of wardrobes, radiator and door to:

## En-Suite

Hand basin, w.c., bath and separate shower cubicle. Half tiled walls, heated towel rail, uPVC double glazed window to rear.

## Guest Bedroom

14' 6" x 9' 3" ( 4.42m x 2.82m )

Two radiators, built-in wardrobe, uPVC double glazed windows to side and rear, TV and telephone points. Door to

## En-Suite

Double shower cubicle, hand basin and w.c. Tiled splashbacks, uPVC double glazed window to side.

## Bedroom 3

13' 8" x 13' 7" ( 4.17m x 4.14m )

Radiator, TV and telephone points, uPVC double glazed window to front.

## Bedroom 4

13' 7" x 9' 5" ( 4.14m x 2.87m )

Radiator, TV and telephone points. uPVC double glazed window to side.

## Bedroom 5

10' 4" x 10' ( 3.15m x 3.05m )

Range of fitted wardrobes and storage units. Radiator, TV and telephone points, feature arched uPVC double glazed window to front.

## Family Bathroom

11' 2" x 7' 9" ( 3.40m x 2.36m )

Hand basin, w.c., bath and separate shower cubicle. Half tiled walls, tiled floor, heated towel rail, uPVC double glazed window to side.

## Outside

The property has a block paved front garden giving off road parking.

A block paved service path leads to either side of the property giving access round to the rear garden which is fully enclosed with a 6' brick built boundary wall and mainly laid to lawn with a paved patio area.

## Double Garage

Twin up and over doors.



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## Old Convent Fields

- Outstanding detached residence being sold with no onward chain
- Exclusive development
- 5 double bedrooms with 2 en-suites
- Spacious conservatory
- Double garage

Tenure: Freehold EPC Rating: C

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WSB119691 - 0007

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**01945 464451**



[wisbech@williamhbrown.co.uk](mailto:wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



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