



Church Road, Emneth Wisbech PE14 8AF

Welcome to

Church Road, Emneth Wisbech

A deceptively spacious and beautifully presented 3-bedroom detached bungalow located in the highly sought-after village of Emneth, offering generous living space both inside and out. Set on a large plot, this well-maintained home includes a modern fitted kitchen with integrated fridge, dishwasher, and a Leisure gas range cooker. There's also a separate utility room and an impressive 23ft conservatory that overlooks the private rear garden-perfect for entertaining. Inside, the bungalow boasts three genuine double bedrooms, a stylish family shower room, a welcoming lounge with feature fireplace, and excellent storage options including built-in wardrobes and loft access with a fold-down ladder. Outside, the front provides extensive off-road parking behind wrought iron gates, plus a detached garage/workshop with electric roller door, power, and lighting. The rear garden is mainly laid to lawn with mature borders, a greenhouse, timber shed, and patio area. The property benefits from double glazing, gas central heating, and owned solar panels helping reduce energy costs. Offered chain free, and just moments from village amenities including shops, pub, and primary school-this home is a must-see!





Lounge

17' 4" x 13' 4" (5.28m x 4.06m)

Kitchen

8' 9" x 13' 3" (2.67m x 4.04m)

Utility Room

7' 7" x 7' 7" (2.31m x 2.31m)

Conservatory

23' x 8' 11" (7.01m x 2.72m)

Bedroom 1

13' 11" x 9' 7" (4.24m x 2.92m)

Bedroom 2

10' 9" x 9' 10" (3.28m x 3.00m)

Bedroom 3

9' 10" x 13' 10" (3.00m x 4.22m)

Shower Room

Garage

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.focalagent.com

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- Detached 3-bedroom bungalow - all double bedrooms
- Large 23ft conservatory overlooking the rear garden
- Spacious utility room and modern shower room
- Detached garage/workshop with power and electric roller door
- Massive driveway with off-road parking for multiple vehicles
- Gas central heating, double glazing & owned solar panels
- Fantastic village location - close to shops, pub & local school
- No Onward Chain!

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126702



Property Ref:
WSB126702 - 0002

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Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and continue straight on. At the roundabout proceed straight over and head out of Wisbech. Follow the road round to the left and take the third turning left into Church Road signposted Emneth.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk