



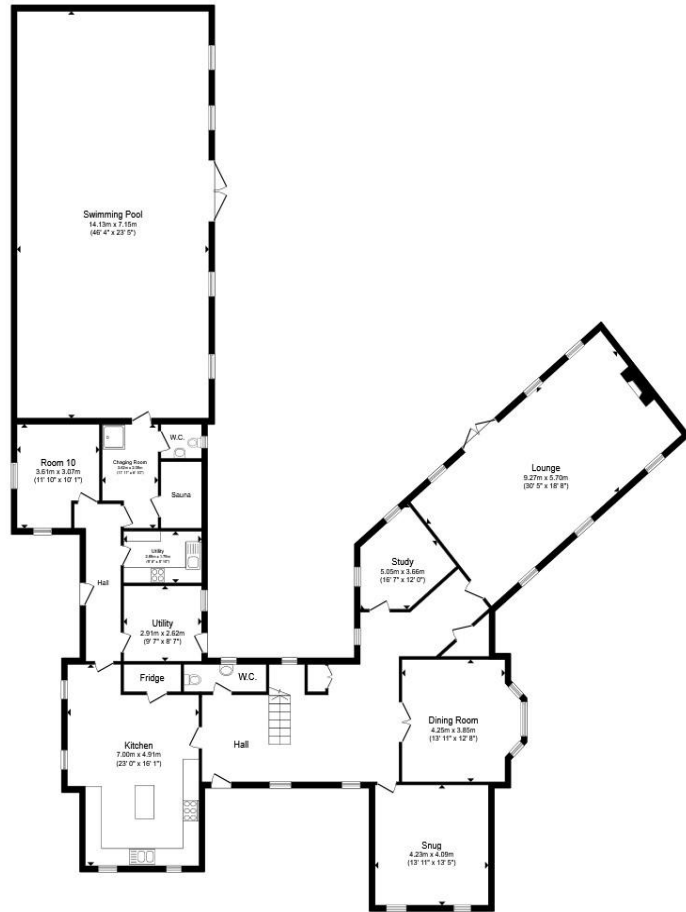
**Trafford Park, Wisbech PE13 2DF**

## Welcome to

### Trafford Park, Wisbech

An exceptional individual executive detached residence, occupying a generous plot approaching one acre (subject to survey) and discreetly positioned within an exclusive private cul-de-sac, yet conveniently close to the town centre and a wide range of amenities. This substantial home offers remarkably versatile accommodation, including six bedrooms and five well-proportioned reception rooms, ideal for both family living and entertaining. A particular highlight is the impressive 46' games and leisure room, creating a superb social space rarely found in residential properties. The property further benefits from a luxurious indoor swimming pool, complete with sauna and separate shower room, providing year-round enjoyment and a true leisure suite within the home. Externally, the house sits centrally within its plot, offering excellent privacy and scope. There is a double garage, separate workshop, and ample driveway parking, making it ideal for car enthusiasts or those requiring additional storage or workspace. Homes of this calibre and size, in such a prime and sought-after location, are rarely available. The property is offered to the market with no onward chain, presenting a straightforward opportunity for discerning buyers seeking an outstanding long-term family home.





**Ground Floor**



**First Floor**

Total floor area 480.3 m<sup>2</sup> (5,170 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**
- Kitchen**
- Utility**
- Lounge**
- Snug**
- Study**
- Dining Room**
- 2 X Downstairs Wc**
- Swimming Pool**
- First Floor Landing**
- Bedroom 1**
- Bedroom 2**
- Bedroom 3**
- Bedroom 4**
- Bedroom 5**
- Bedroom 6**
- 3 X Bathrooms**
- Dressing Room**
- Games Room**

## Welcome to

### Trafford Park, Wisbech

- Individual, executive detached home
- Six bedrooms and five reception rooms
- Games room and indoor swimming pool
- Exclusive private cul de sac location close to town
- No onward chain

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: G

# £750,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128498](http://williamhbrown.co.uk/Property/WSB128498)



Property Ref:  
WSB128498 - 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.



william h brown



**01945 464451**



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



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)