



THE STORY OF

18 Common Road

Walton Highway, Norfolk

SOWERBYS



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18 Common Road

Walton Highway, Wisbech, Norfolk
PE14 7DG

Spacious Detached Family Home

Built in 2020 by Renowned Local Builders

Highly Specified Fixtures, Fittings
and Finishes Throughout

Four Double Bedrooms, Principal En-Suite

Open-plan Kitchen/Living/Dining Space

Quartz Worktops, Island and Neff Appliances

Sitting Room, Study, Utility and Cloakroom

Automated Gated Driveway with Ample Parking

Double Garage and Garden Store
with Further Potential STPP

South-Westerly Rear Garden

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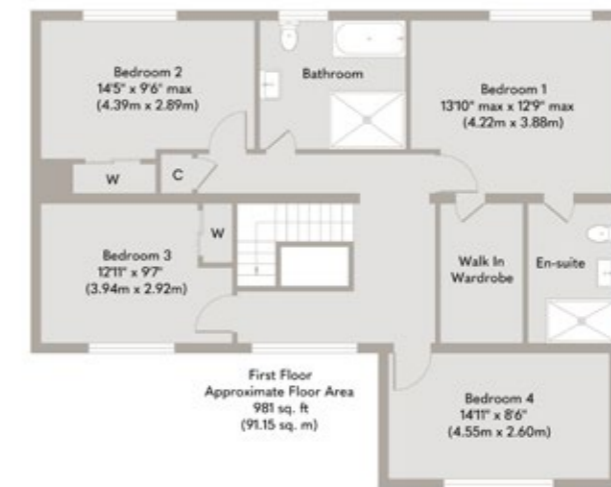
Set behind an automated gated driveway and enjoying open views to the rear, this outstanding detached home is a superb example of modern village living. Built in 2020 by renowned local family-owned builders, the house extends to around 200m² and offers beautifully balanced accommodation, with high-specification fixtures, fittings and finishes evident throughout.

The heart of the home is the impressive open-plan kitchen/living/dining space, designed very much with both everyday living and entertaining in mind. Quartz worksurfaces, a central island, Neff appliances and a Franke sink all speak to the quality on offer, while the flow of the room creates a natural hub for family life. A separate sitting room with fireplace, a study, utility room and cloakroom provide the versatility and practicality expected of a house of this calibre.

Upstairs, a generous landing serves four double bedrooms, including a principal suite with walk-in wardrobe and en-suite. Two further bedrooms benefit from fitted storage, a thoughtful detail rarely found in many modern homes. Highly efficient air source heating provides underfloor heating to the ground floor and radiators to the first floor, contributing to the home's strong EPC B rating.

Outside, there is ample private parking, a double garage, adjoined garden store which provides further versatility and a rear garden enjoying a south-westerly aspect, creating a wonderful setting for summer evenings and relaxed outdoor living. Combining a proven contemporary layout with a peaceful village setting and excellent access to Wisbech, King's Lynn, the A47 and A17, this is a home that delivers both lifestyle and convenience in equal measure.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Wisbech

HISTORIC MARKET TOWN WITH RICH HISTORY AND VIBRANT AMENITIES

Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering locally grown produce and plants.

Explore the surroundings by taking a leisurely walk through the tranquil gardens in the heart of the town centre, which have been awarded a commendation award for Innovation for its links to the town's Merchant Trail. The Merchant's trail shares the history of the many famous characters of the town, telling the story of how Wisbech became one of the most prosperous ports in the country during the 18th and 19th centuries.

Wisbech Park is just a five minute walk from the town centre. Extending to over 12 acres, the facilities include tennis courts, bowls green, two children's play areas and a multi-use games area for five-a-side and basketball.

Once owned by a Quaker banking family for over 150 years, Peckover House and Gardens is a classic Georgian merchant's town house, which is certainly worth a visit. Now in the care of National Trust, Peckover House is an oasis hidden away from the town centre with two acres of beautiful Victorian gardens.



Note from Sowerbys



“Combining a proven contemporary layout with a peaceful village setting.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump with underfloor heating to ground floor and radiators to first floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 2739-4731-3000-0213-9292.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///cuddling.exclusive.contoured

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SOWERBYS

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