



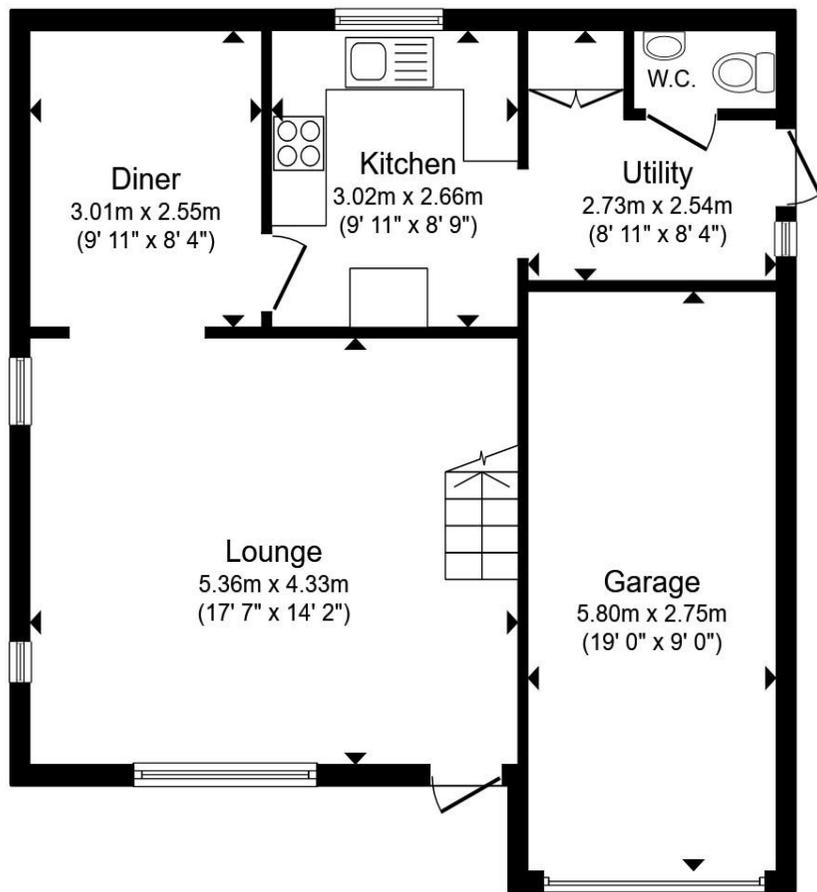
Church Road, Wisbech St. Mary WISBECH PE13 4RL

Welcome to

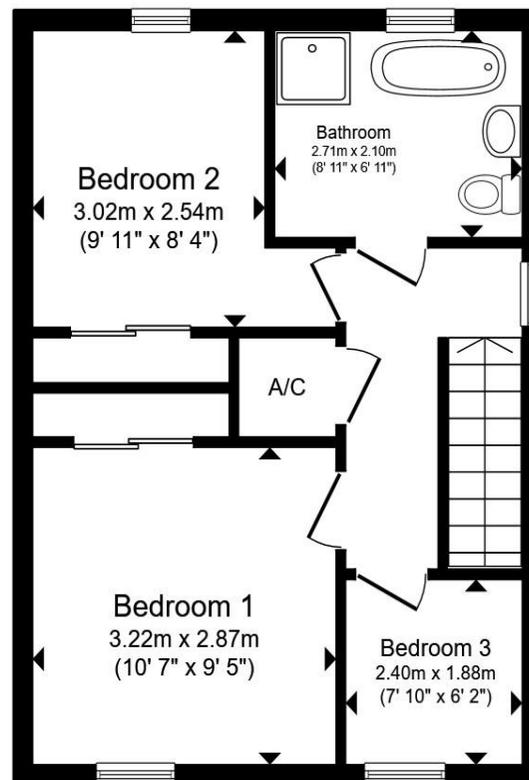
Church Road, Wisbech St. Mary WISBECH

Set behind electric gates on the ever-popular Church Road in Wisbech St Mary, this immaculately presented three bedroom detached home offers a rare combination of privacy, security, and high-quality finishes, all maintained to an exceptional standard. Approached via a fully enclosed and private front driveway, the property provides parking for multiple vehicles along with a single garage, creating a discreet and secure setting from the outset. Internally, the ground floor offers a well-balanced layout comprising a comfortable lounge, separate dining room, kitchen, boot room, and a downstairs WC - ideal for both everyday living and entertaining. A standout feature of the home is the use of liquid wall finishes (liquid wallpaper), chosen not only for their sleek, seamless appearance but also for their durability and ease of maintenance. This premium finish is known for being hard-wearing, crack-resistant, and capable of maintaining its appearance over time - a practical yet luxurious alternative to traditional wall coverings. Upstairs, the property continues to impress with stretch ceilings throughout the first floor. These ceilings provide a perfectly smooth finish, enhance light reflection, and are valued for their longevity, resistance to cracking, and refined appearance, elevating the overall feel of the accommodation. The first floor hosts three bedrooms and a well-appointed family bathroom, all presented in excellent condition.





Ground Floor



First Floor

- Lounge**
- Dining Room**
- Kitchen**
- Utility**
- Downstairs Wc**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- Outside**
- Garage**

Agents Note:

'Waste from the property is served by Shared Septic Tank. Contact the branch for more details'
 'Heating to the property is served by Oil. Please contact the branch for more details'

Total floor area 103.9 m² (1,118 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



Welcome to

Church Road, Wisbech St. Mary WISBECH

- Luxury three bedroom detached home
- Electric gated, fully private driveway
- Parking for multiple vehicles
- Single garage
- Premium liquid wall finish throughout
- Stretch ceilings to the first floor
- Fantastic Location
- Rare and meticulously cared-for property

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WSB128096](https://www.williamhbrown.co.uk/Property/WSB128096)



Property Ref:
WSB128096 - 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.



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