





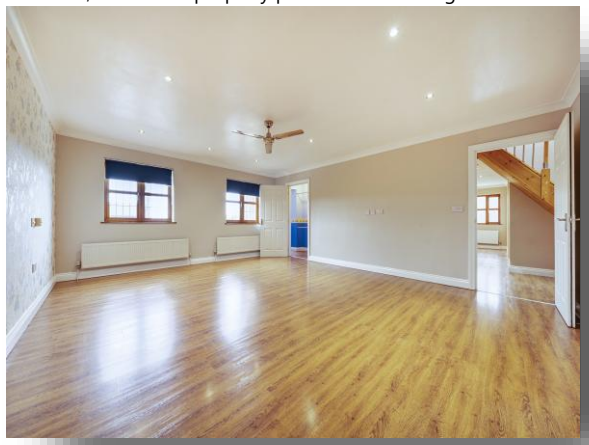
Hollycroft Road, Emneth Wisbech PE14 8AY

william h brown

Welcome to

Hollycroft Road, Emneth Wisbech

***** Guide Price - £500,000 - £525,000 ***** A rare opportunity to acquire a substantial modern detached house, arranged over three spacious floors, offering extensive and highly versatile accommodation ideal for large or multi-generational families. The property is offered with the added benefit of no onward chain. The home provides seven bedrooms and five bathrooms, delivering exceptional flexibility and convenience for busy households or those requiring guest accommodation. At the heart of the property is an impressive 22' kitchen/dining/family room, a superb open-plan space designed for modern living and entertaining. A useful utility room further enhances the practicality of the layout. The generous proportions continue throughout, with well-balanced living space arranged to suit a variety of needs, whether for family life, home working or hosting guests. Externally, the property benefits from multi-vehicle off-road parking together with a detached double garage, providing ample parking and storage. Offering scale, flexibility and modern living across three floors, this is an outstanding home suited to those seeking space without compromise. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







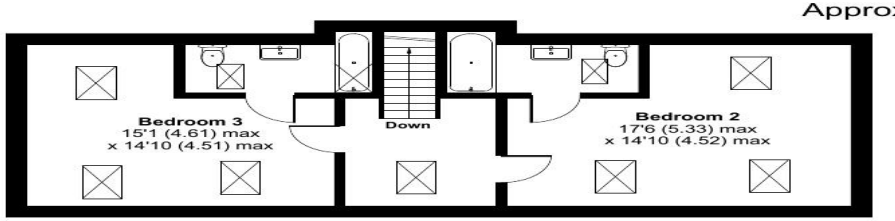




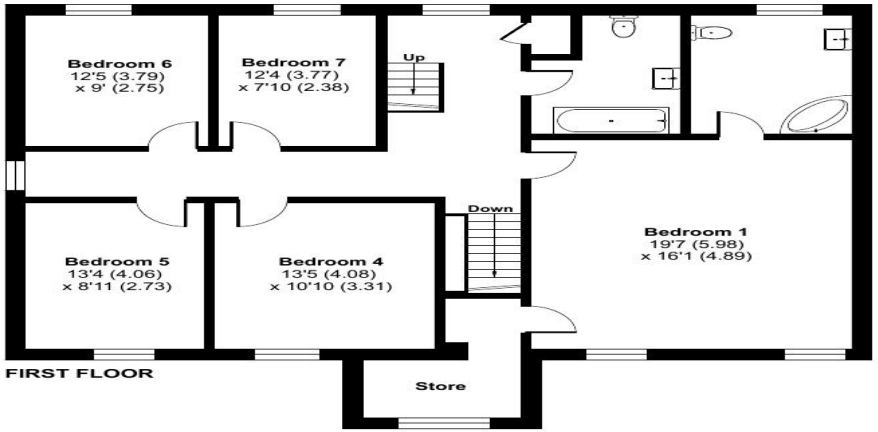


Hollycroft Road, Emneth, Wisbech, PE14

Approximate Area = 3157 sq ft / 293.2 sq m
Garage = 320 sq ft / 29.7 sq m
Outbuilding = 89 sq ft / 8.2 sq m
Total = 3566 sq ft / 331.1 sq m
For identification only - Not to scale

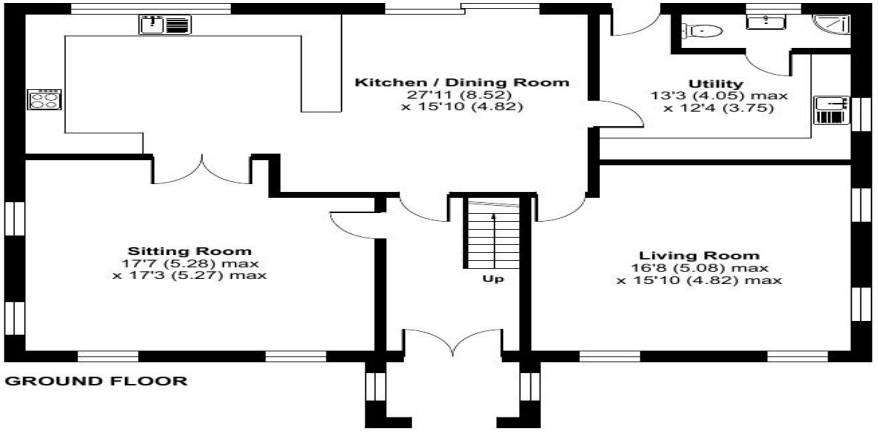


SECOND FLOOR



FIRST FLOOR

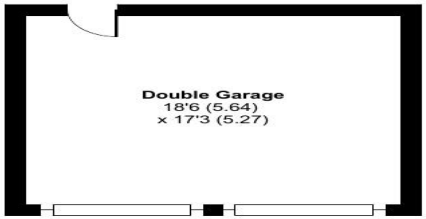




GROUND FLOOR



OUTBUILDING



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1494403

Entrace Hall
Living Room
Sitting Room
Kitchen / Dining Room
Utility
Downstairs Shower Room

First Floor Landing
Bedroom One
En-Suite
Bedroom Four
Bedroom Five
Bedroom Six
Bedroom Seven
Family Bathroom

Second Floor Landing
Bedroom Two
En-Suite
Bedroom Three
En-Suite

Outside
Double Garage
Summer House

Agents Note:
'Heating to the property is served by Gas Central heating and solar water. Please contact the branch for more details'

Welcome to

Hollycroft Road, Emneth Wisbech

- GUIDE PRICE £500,000 - £525,000
- Substantial detached home
- Seven bedrooms and five bathrooms
- Impressive open plan kitchen/dining/family room
- Detached double garage and multi-vehicle parking
- No onward chain

Tenure: Freehold EPC Rating: B
Council Tax Band: F

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town and at the roundabout continue straight over. Follow the road along and turn left into Church Road, Emneth. Continue through the village of Emneth into Hollycroft Road where the property will be found on the left hand side.

£500,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128992

The Property Ombudsman

Property Ref:
WSB128992 - 0003

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

01945 464451

Wisbech@williamhbrown.co.uk

20 High Street, WISBECH, Cambridgeshire, PE13 1DE

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.