



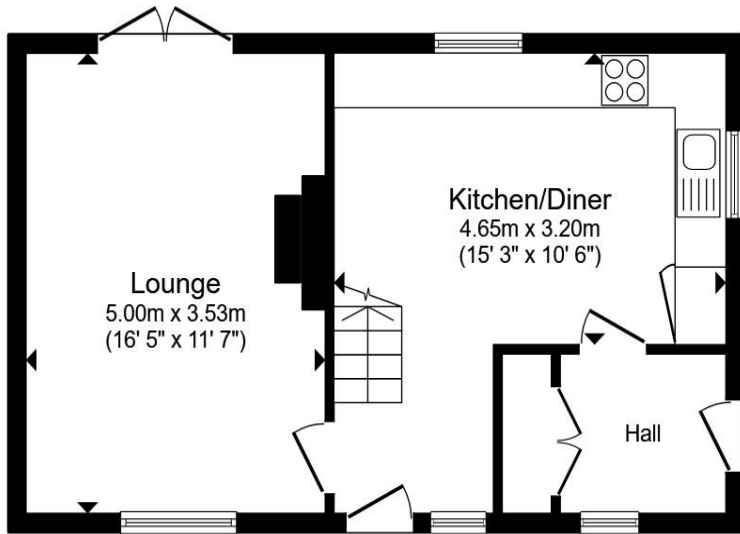
**Churchfield Road, Outwell, WISBECH, PE14 8RL**

## Welcome to

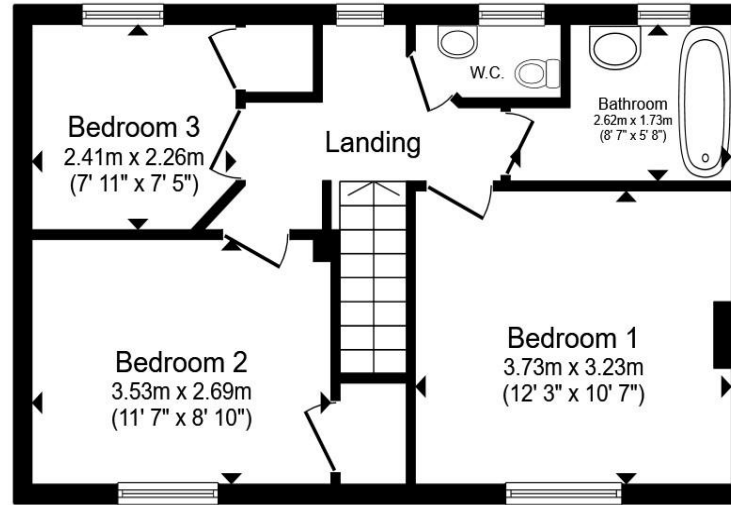
### Churchfield Road, Outwell, WISBECH

Situated in the picturesque village of Outwell, this well-presented three bedroom semi-detached house offers generous living space and an excellent layout, ideal for first-time buyers or growing families. The property occupies a good-sized plot with ample off-road parking to the front and a large rear garden. Inside, the ground floor comprises a comfortable lounge with French doors opening directly onto the garden, creating a bright and welcoming living space. The modern kitchen/diner provides plenty of storage and space for a dining table, along with the added benefit of a pantry cupboard. A separate utility room completes the ground floor accommodation. Upstairs, there are three bedrooms, including two double bedrooms with built-in wardrobes and a further single bedroom. The first floor also offers a shower room providing practical family living. Outside, the front of the property benefits from a gravelled driveway offering parking for several vehicles, with side access leading to the rear. The large rear garden is mainly laid to lawn and includes a patio area and garden shed, making it ideal for outdoor entertaining, children or pets.





**Ground Floor**



**First Floor**

- Entrance Hall**
- Kitchen / Diner**
- Lounge**
- First Floor Landing**
- Bedroom One**
- Bedroom Two**
- Bedroom Three**
- Bathroom**
- Seperate Wc**

**Agents Note:**  
 'Heating to the property is served by Oil.  
 Please contact the branch for more details'

Total floor area 83.4 m<sup>2</sup> (898 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)



## Welcome to

## Churchfield Road, Outwell, WISBECH

- Three bedroom semi-detached house
- Popular village location in Outwell
- Modern kitchen/diner
- Spacious lounge with doors to the garden
- Two double bedrooms with built-in wardrobes
- Off-road parking for multiple vehicles
- Large rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

# £220,000

### 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 follow the road straight over and head out of Wisbech towards Outwell. Upon entering the village of Outwell, at the mini roundabout continue straight along into Wisbech Road. Turn right over the bridge and then left into Church Drove. Continue along and turn right into Churchfield Road where the property will be found on your right hand side. Look out for our board.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128095](http://williamhbrown.co.uk/Property/WSB128095)



Property Ref:  
WSB128095 - 0003

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