



Main Road, Terrington St. John WISBECH PE14 7RR

Welcome to

Main Road, Terrington St. John WISBECH

Spacious Four-Bedroom Detached Home with Annexe and Superb Grounds. Set on a generous plot of approximately one-third of an acre (subject to survey), this established detached residence offers a superb blend of space, comfort and versatility - ideal for modern family living. Boasting four double bedrooms, three of which benefit from en-suite facilities, plus a self-contained one-bedroom annexe, this home offers flexible accommodation (232m²) for extended family, guests or even potential rental income. At the heart of the property is a beautifully refitted 31' kitchen/breakfast room, designed with both everyday life and entertaining in mind. Two spacious reception rooms offer fantastic options for relaxation and formal dining, while the refitted four-piece family bathroom is finished to an excellent standard. Additional highlights include a games room and a dedicated office, perfect for home working or hobbies. Electric gates provide secure parking and access to the double garage. 20 solar panels provide low cost electricity and there is also an electric car charging point. With excellent access links, this impressive home combines space, style and practicality, making it a rare opportunity not to be missed.





Ground Floor



First Floor



Outbuilding

Entrance Hall

Downstairs Cloakroom

2' 8" x 5' 6" (0.81m x 1.68m)

Dining Room

15' 2" x 12' 9" maximum (4.62m x 3.89m maximum)

Kitchen/Breakfast Room

13' 1" maximum x 31' 3" (3.99m maximum x 9.53m)

Utility Room

4' 8" x 10' 6" (1.42m x 3.20m)

Lounge

19' x 18' maximum (5.79m x 5.49m maximum)

First Floor Landing

Master Bedroom

15' 3" x 15' 10" excluding wardrobes (4.65m x 4.83m excluding wardrobes)

En-Suite

5' 7" x 5' 1" (1.70m x 1.55m)

Bedroom Two

15' 2" maximum x 12' 10" maximum (4.62m maximum x 3.91m maximum)

En-Suite

3' 8" x 8' 8" (1.12m x 2.64m)

Bedroom Three

13' x 9' 2" maximum (3.96m x 2.79m maximum)

En-Suite

5' 9" x 5' (1.75m x 1.52m)

Bedroom Four

9' 8" x 9' 11" (2.95m x 3.02m)

Family Bathroom

9' 8" x 10' (2.95m x 3.05m)

Annexe

Utility Room

6' 9" x 10' 3" (2.06m x 3.12m)

Cloakroom

4' 9" x 5' 1" (1.45m x 1.55m)

Shower Room

7' 4" maximum x 8' 8" (2.24m maximum x 2.64m)

Kitchen/Lounge

17' 3" x 9' 10" maximum (5.26m x 3.00m maximum)

Bedroom

12' 9" x 9' 11" (3.89m x 3.02m)

Double Garage

18' 8" x 20' 10" (5.69m x 6.35m)

Games Room

15' 5" x 14' 2" (4.70m x 4.32m)

Office

15' 2" x 15' 5" (4.62m x 4.70m)

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.focalagent.com

Welcome to

Main Road, Terrington St. John WISBECH

- Established detached house
- Four double bedrooms plus one bedroom annex
- Three en-suites
- Double garage, games room and office
- 1/3 acre plot (S.T.S.)

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers in the region of

£450,000

Directions to this property:

From the Freedom Bridge roundabout take the B198 Lynn Road exit. Proceed to the A47 and turn left following the signs for Kings Lynn. Take the second exit and turn right over the flyover. At the "T" junction turn left into Main Road, Terrington St John where the property can be found on your left hand side.



view this property online williamhbrown.co.uk/Property/WSB127238

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.



Property Ref:
WSB127238 - 0004



Please note the marker reflects the postcode not the actual property



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk