



Kirkgate Street, Wisbech PE13 3QS

Welcome to

Kirkgate Street, Wisbech

This beautifully presented four-bedroom semi-detached house offers the perfect combination of modern style and practical family living. Designed with space and versatility in mind, the home is ready for its new owners to move straight in and enjoy. The ground floor includes a bright and welcoming lounge, a stylish open plan kitchen/diner that's ideal for family meals and entertaining, and a superb 18ft utility room with plenty of storage and workspace. There is also a sun room overlooking the garden and a convenient downstairs WC. Upstairs you'll find four well-sized bedrooms, with the master benefiting from its own en suite shower room. A contemporary family bathroom serves the remaining bedrooms, making it ideal for busy households. Outside, there is a private rear garden designed to be low-maintenance and two allocated parking spaces at the back of the property. With local amenities, schools, and services all within walking distance, this is a fantastic home in a well-connected location.





Ground Floor



First Floor

Lounge

13' 4" x 15' 10" (4.06m x 4.83m)

Sun Room

13' 10" x 10' 1" (4.22m x 3.07m)

Kitchen/Diner

16' 7" x 10' 11" (5.05m x 3.33m)

Utility Room

8' 9" x 18' (2.67m x 5.49m)

Wc

Bedroom 1

9' 4" x 19' 8" (2.84m x 5.99m)

Ensuite

Bedroom 2

10' 2" x 10' 11" (3.10m x 3.33m)

Bedroom 3

8' 9" x 11' 7" (2.67m x 3.53m)

Bedroom 4

7' 4" x 7' 11" (2.24m x 2.41m)

Family Bathroom

Agents Note:

'Heating to the property is served by electric Air Source Heating. Please contact the branch for more details'

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

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Kirkgate Street, Wisbech

- Four double bedrooms with en suite to the master
- Spacious lounge and bright sun room
- Open plan kitchen/diner with modern finish
- Large 18ft utility room and ground floor WC
- Contemporary family bathroom
- Low-maintenance rear garden
- Within walking distance of schools and amenities

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

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127265



Property Ref:
WSB127265 - 0004

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