



**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**

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](http://www.focalagent.com)

**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'

## Welcome to

### 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



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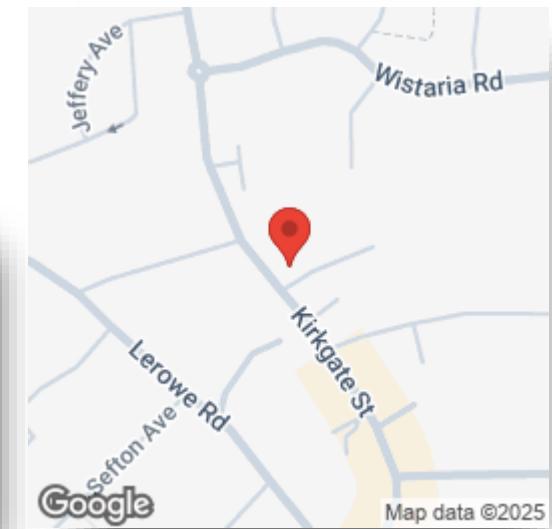
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Property Ref:  
WSB127265 - 0004

### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken and Port Area. Proceed to the mini roundabout and turn right into Lerowe Road. Continue along and take the first turning left into Grimmers Road, and then first right into Kirkgate Street. The properties will be found on your right hand side, look for our board.



Please note the marker reflects the postcode not the actual property

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