



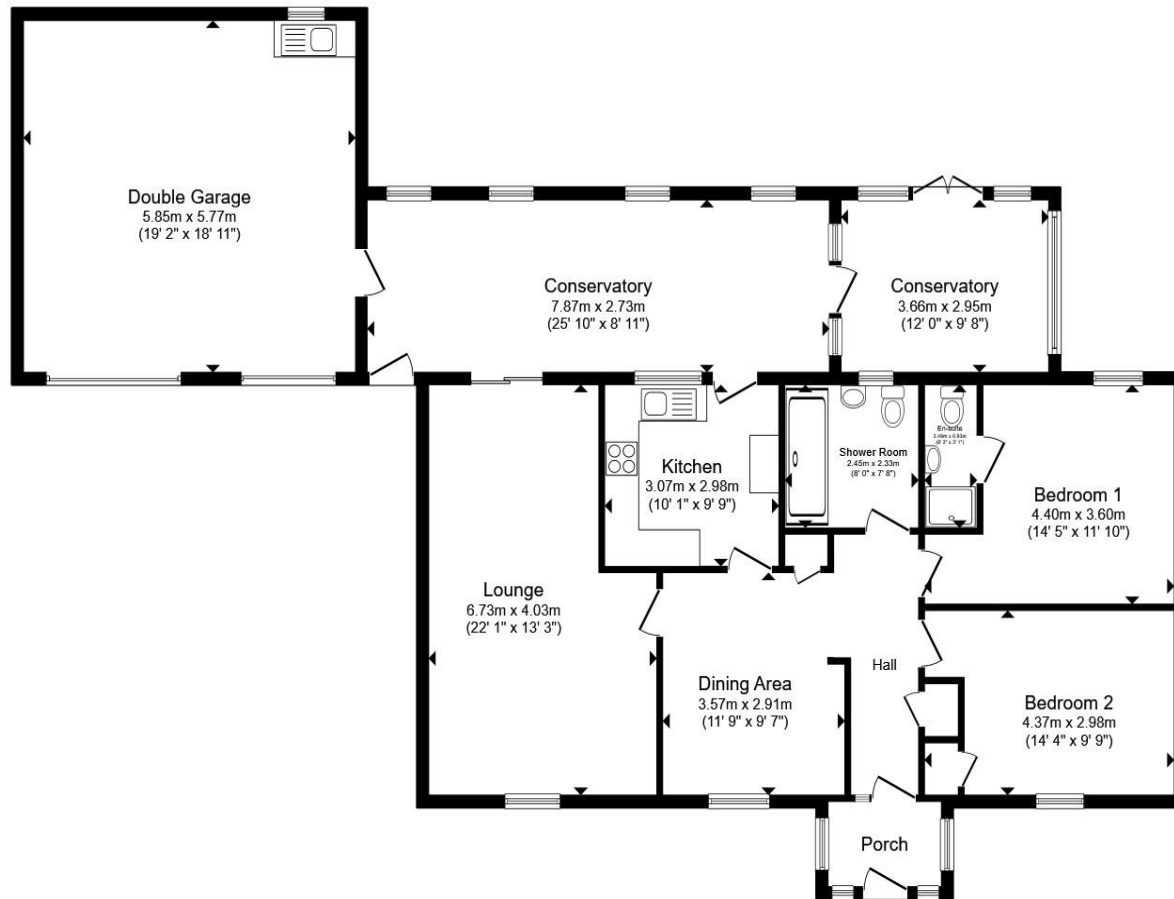
St. Edmunds Drive, Emneth, Wisbech, PE14 8AX

Welcome to

St. Edmunds Drive, Emneth, Wisbech

Occupying a desirable cul de sac location, this modern detached bungalow offers generous and highly versatile accommodation, available with the added benefit of no onward chain. Originally constructed as a three-bedroom property and now arranged as two spacious double bedrooms, the layout provides flexibility, with the potential to reinstate a third bedroom if required. The principal bedroom benefits from its own en-suite facilities, while a refitted shower room serves the remainder of the home. Living space is a particular feature, including an impressive 22' lounge, a separate dining room, together with both a sun lounge and a conservatory, creating excellent options for relaxing or entertaining throughout the year. Externally, the property offers multi-vehicle off-road parking leading to a double garage. The enclosed rear garden has been thoughtfully arranged to include a covered seating area and a brick-built BBQ, ideal for outdoor dining and social gatherings. A spacious and adaptable bungalow in a quiet residential setting, perfectly suited to those seeking single-level living without compromising on space.





Floor Plan

Total floor area 161.8 m² (1,742 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



Entrance Hall

Dining Room (formerly Bed 3)

Lounge

Kitchen

Sun Lounge

Conservatory

Master Bedroom

En-Suite

Bedroom Two

Shower Room

Double Garage

Agent Note

'There is a easement on the title, please enquire with the branch'. - shared driveway that leads to the driveway/garage of the property

Welcome to

St. Edmunds Drive, Emneth Wisbech

- Modern detached bungalow
- Two double bedrooms (formerly three) with en-suite to master
- Two reception rooms plus sun lounge and conservatory
- Double garage
- No onward chain

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

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128303



Property Ref:
WSB128303 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the A47 roundabout and continue straight on. Continue along and turn left into Church Road signposted Emneth. Follow this road through into the village and into Gaultree Square. Proceed along into Hollycroft Road and continue along turning left into St Edmunds Drive where the property is on the right hand side.



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