



**Prins Avenue, WISBECH PE13 3HU**

## Welcome to

### Prins Avenue, WISBECH

Located in a highly sought-after area of Wisbech, this beautifully presented four-bedroom detached home occupies a generous corner plot and offers spacious, versatile accommodation throughout - perfect for families seeking both comfort and convenience. The property features a welcoming entrance hall, a 21ft lounge and a study alcove - ideal for those working from home. The separate dining room provides a great space for family meals and entertaining, while the fitted kitchen comes equipped with a built-in oven, hob, and dishwasher, offering practicality and style in equal measure. A ground floor cloakroom completes the downstairs accommodation. Upstairs, the home boasts four bedrooms, including a master bedroom with en-suite shower room, and a family bathroom with both bath and shower facilities. Outside, the property continues to impress with attractive enclosed rear gardens, perfect for outdoor relaxation or entertaining. There's also a garage with power, lighting, and remote-controlled roller door, plus off-road parking. With gas central heating, double glazing, and a position in a peaceful, well-regarded area close to schools and amenities, this is a fantastic opportunity to secure a wonderful family home. Early viewing is highly recommended.





**Ground Floor**



**First Floor**

**Lounge**  
10' 11" x 15' 10" ( 3.33m x 4.83m )

**Dining Room**  
12' 11" x 12' ( 3.63m x 3.66m )

**Kitchen**  
12' 8" x 9' 1" ( 3.86m x 2.77m )

**Bedroom 1**  
11' 1" x 12' 1" ( 3.38m x 3.68m )

**Ensuite**

**Bedroom 2**  
8' 4" x 11' 4" ( 2.54m x 3.45m )

**Bedroom 3**  
6' 5" x 11' 8" ( 1.96m x 3.56m )

**Bedroom 4**  
7' 9" x 10' ( 2.36m x 3.05m )

**Family Bathroom**

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)

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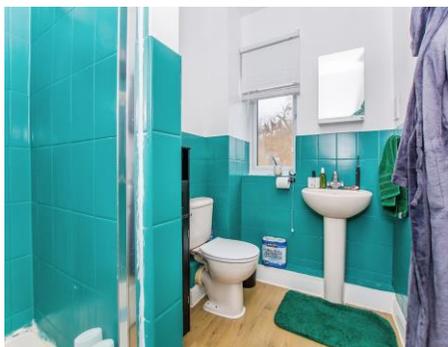
### Prins Avenue, WISBECH

- Four-bedroom detached family home
- Spacious 21ft lounge and study alcove
- Separate dining room
- Master bedroom with en-suite shower room
- Family bathroom with bath and shower
- Gas central heating & double glazing
- Popular residential location in Wisbech
- Garage & off road parking

Tenure: Freehold EPC Rating: D

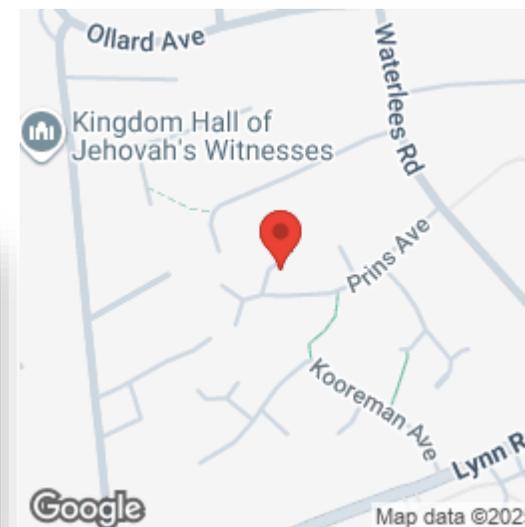
Council Tax Band: D

# £260,000



### Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken. Proceed out of town and at the mini roundabout continue straight on. At the next traffic lights turn left into Walton Road, then left again into Waterlees Road. Follow the road round turning left into Prins Avenue where the property can be found on your left hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB127801](http://williambrown.co.uk/Property/WSB127801)



Property Ref:  
WSB127801 - 0006

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