



The Pines Rat Row, Wisbech St. Mary Wisbech PE13 4BF

Welcome to

The Pines Rat Row, Wisbech St. Mary Wisbech

A modern four-bedroom detached home, built in 2023 and finished to a high standard throughout. Offering four double bedrooms, ensuite to the master, stylish kitchen/ diner, energy-efficient features, plus a single garage, ample parking and private garden, all set within a desirable village location.



Main Description:

This exceptional four-bedroom detached home, constructed in 2023, is presented in superb, 'as new' condition and offers a high standard of modern living throughout. The property boasts four well-proportioned double bedrooms, with the principal bedroom benefiting from a stylish en-suite for added comfort and privacy.

At the centre of the home is a striking contemporary kitchen/ diner finished to an excellent specification with integrated appliances and a sleek, modern design, ideal for both everyday living and entertaining. Downstairs also has a separate living room, utility room and wc.

The quality of finish is evident throughout, with engineered oak flooring across the ground floor and underfloor heating powered by an energy-efficient air source system, providing warmth and efficiency all year round. With an impressive 'A' energy rating, the property is both environmentally friendly and economical to run.

Externally, the property continues to impress, offering a generous frontage with ample off-road parking leading to a detached garage.

The rear garden is well-sized and mainly laid to lawn, complemented by a paved patio area perfect for outdoor dining and relaxing.

Situated within a desirable village location, this home offers a peaceful setting while still being a fantastic option for modern family life.

Further benefits include no onward chain, making for a smoother purchase process.

Agents Note:

'Heating to the property is served by Electric, Underfloor, Solar Water and Air Source Heating & Solar Panels. Please contact the branch for more details'

'Waste from the property is served by Cesspit. Contact the branch for more details'

Agents Note:

"This property forms part of a larger title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly."

"Since the properties were built the postcode has been amended to PE13 4BF. Please ask your conveyancer to make all necessary enquiries on your behalf."



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Welcome to

The Pines Rat Row, Wisbech St. Mary Wisbech

- Immaculate 4 Bedroom Detached House
- Single Garage & Ample Off Street Parking
- Four Double Bedrooms, with Ensuite To Master
- Underfloor Heating Downstairs, Air Source Heating, Energy Rating A
- Easy to Maintain Enclosed Rear Garden with Patio Area
- Downstairs WC, Utility Room & Modern Decor Throughout
- Grand Entrance Hall with Engineered Oak Wood Flooring
- No Onward Chain

Tenure: Freehold EPC Rating: A

Council Tax Band: D

£395,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WSB128756 - 0004

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.



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