



**Wisbech Road, Outwell Wisbech PE14 8PG**

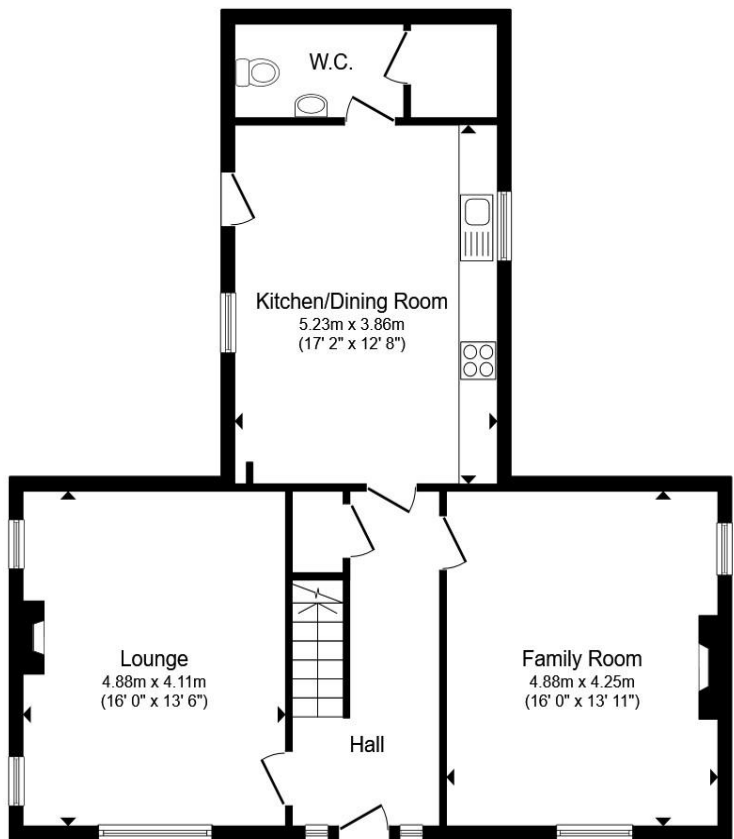


## Welcome to

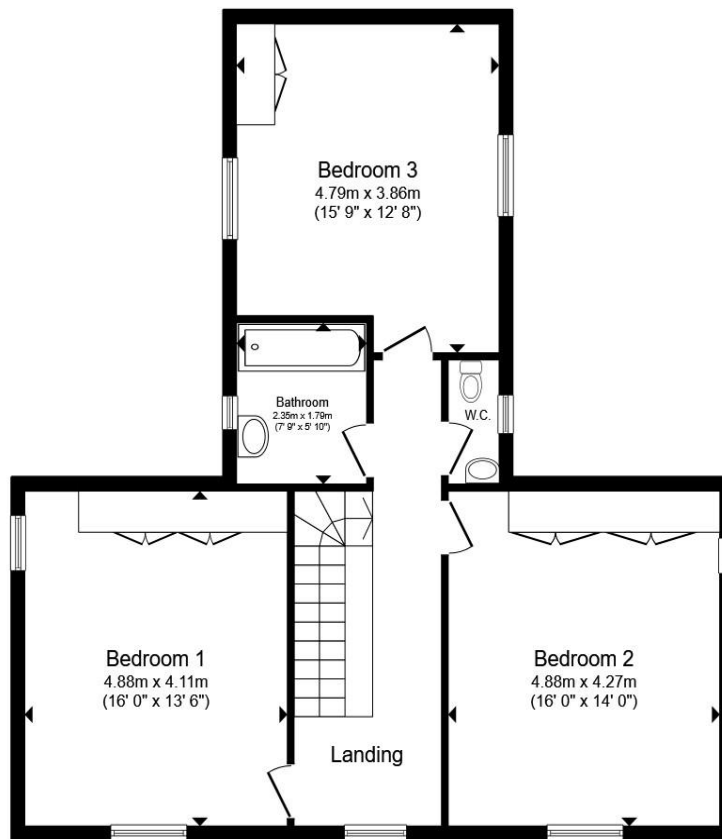
### Wisbech Road, Outwell Wisbech

Set on a generous 0.25 acre plot (S.T.S.) in a desirable non-estate village location, this substantial detached house offers excellent space both inside and out. The property features three large double bedrooms, each providing comfortable proportions rarely found in modern homes. The heart of the property is the superb 17' refitted kitchen/dining room, fully integrated and designed for both everyday living and entertaining. Two spacious reception rooms offer versatility-ideal for family living, formal dining, or a home office setup. The modern refitted bathroom completes the well-balanced first-floor accommodation. Outside, the space continues to impress. A substantial 27' detached garage/workshop provides exceptional storage, hobby space or secure parking. The expansive plot offers excellent potential for landscaping, outdoor entertaining or further development (subject to any necessary consents). With its combination of generous living space, modern upgrades and a sought-after village setting, this impressive home is perfectly suited to families and buyers seeking more room.





**Ground Floor**



**First Floor**

Total floor area 162.0 m<sup>2</sup> (1,743 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](http://www.propertybox.io)



**Entrance Hall**

**Lounge**

**Sitting Room**

**Kitchen/Dining Room**

**Downstairs Cloakroom**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Separate Cloakroom**

**Garage/Workshop**

**Agents Note:**

'Heating to the property is served by Oil.  
Please contact the branch for more details'

## Welcome to

### Wisbech Road, Outwell Wisbech

- Established detached house
- Three generous double bedrooms and two reception rooms
- Refitted kitchen and bathroom
- Detached 27' garage/workshop
- 0.25 acre plot (S.T.S.)

Tenure: Freehold EPC Rating: F

Council Tax Band: D

# £425,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127899](https://www.williamhbrown.co.uk/Property/WSB127899)



Property Ref:  
WSB127899 - 0005

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## Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Proceed to the fifth set of traffic lights and continue straight on. At the roundabout follow the road straight over and head out of Wisbech towards Outwell. Continue along and at the next roundabout take the second exit signposted Outwell on to Wisbech Road where the property is on the left hand side. Look out for our board.



william h brown



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