



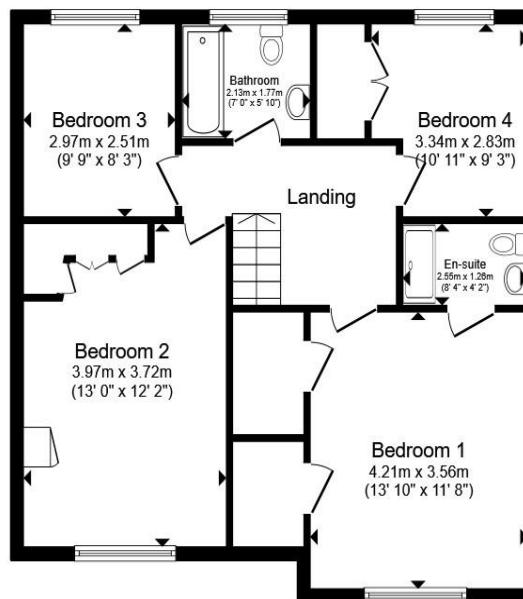
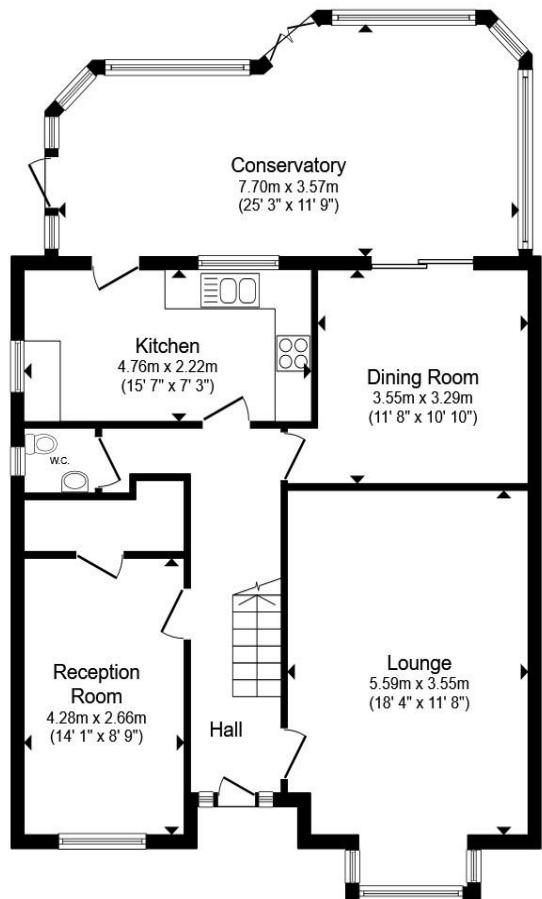
**Churchfield Way, Wisbech St. Mary Wisbech PE13 4SY**

## Welcome to

### Churchfield Way, Wisbech St. Mary Wisbech

Located in the highly desirable village of Wisbech St Mary, this four-bedroom detached family home offers generous living space, a versatile layout, and a fantastic position close to the local school and village amenities. The ground floor provides excellent family living, featuring a spacious lounge, separate dining room, and an additional reception room that's ideal as a home office, playroom, or snug. The kitchen offers plenty of storage and workspace, while the conservatory adds extra room for relaxing or entertaining. A downstairs WC completes the ground floor. Upstairs, you'll find four good-sized bedrooms, including a master with en-suite shower room, along with a modern family bathroom. Outside, the property enjoys a private rear garden, perfect for family life or summer gatherings, and a driveway providing off-road parking. This well-located home offers the perfect balance of space, comfort, and convenience - ideal for growing families wanting to settle in one of the area's most sought-after villages.





**Entrance Hall Way**

**Lounge**

**Dining Room**

**Reception Room**

**Downstairs Wc**

**Kitchen**

**Conservatory**

**Bedroom One**

**Ensuite**

**Bedroom Two**

**Bedroom three**

**Bedroom Four**

**Family Bathroom**

**Agents Note:**

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

Total floor area 167.1 m<sup>2</sup> (1,799 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)

## Welcome to

# Churchfield Way, Wisbech St. Mary Wisbech

- Four-bedroom detached family home
- Sought-after Wisbech St Mary location
- Lounge, dining room, and additional reception room
- Conservatory overlooking the garden
- Driveway with off-road parking
- Master bedroom with en-suite
- W/c
- Close to local school and village amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: D

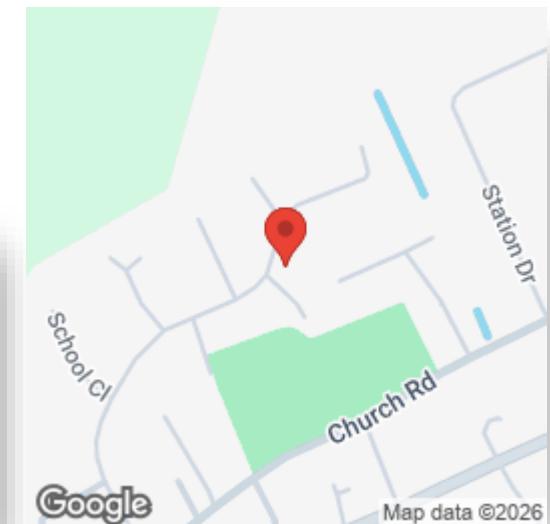
# £325,000



**view this property online** [williamhbrown.co.uk/Property/WSB127929](http://williamhbrown.co.uk/Property/WSB127929)

## Directions to this property:

From Wisbech Freedom Bridge roundabout, take the former A47 Nene Quay signposted Peterborough to the first set of traffic lights and turn right over the bridge. Turn immediately left into North Brink and continue to the village of Wisbech St Mary. Upon entering the village turn right into Station Road and then take the first left into Church Road. Turn right into Churchfield Way and then left into the private road where the property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:  
WSB127929 - 0002

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



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