

Plot 34, 16 Anvil Way, Emneth, Wisbech, PE14 8DN

£425,000

- Completion 2026
- Open Plan Kitchen / Diner With Bi Fold Doors Onto The Garden
- Quartz Worktops & Integrated Bosch Appliances
- 4 Bathrooms
- Air Source Central Heating
- 2 En-suites, Family Bathroom & Cloakroom
- Living Room & Study
- New Detached House
- Garage With Electric Door

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Bedroom 2
15' 10" x 11' 10" (4.83m x 3.61m) Max.

Bathroom
6' 8" x 6' 0" (2.03m x 1.83m)

Entrance Hall
5' 3" x 5' 3" (1.60m x 1.60m)

Cloakroom
5' 4" x 2' 8" (1.63m x 0.81m)

Study
9' 1" x 7' 6" (2.77m x 2.29m)

Utility Room
5' 11" x 7' 5" (1.80m x 2.26m)

Living Room
15' 10" x 11' 10" (4.83m x 3.61m)

En-Suite
3' 7" x 7' 1" (1.09m x 2.16m)

Bedroom 4
8' 7" x 10' 2" (2.62m x 3.10m)

Garage
18' 0" x 12' 11" (5.49m x 3.94m)

Kitchen/Living/Dining Room
22' 8" x 18' 0" (6.91m x 5.49m) Max.

Bedroom 1
9' 10" x 15' 6" (3.00m x 4.72m)

Walk-In Wardrobe
3' 7" x 4' 3" (1.09m x 1.30m)

Landing

En-Suite.
5' 10" x 6' 0" (1.78m x 1.83m) Max.

Bedroom 3
8' 3" x 11' 9" (2.51m x 3.58m)

This NEW traditionally built 4 bedroom detached house is located on a development site in the popular well served village of Emneth by local reputable builders B D UPTON. The property is finished to a HIGH STANDARD including FLOORING THROUGHOUT, underfloor air source central heating, integrated kitchen appliances, electric garage door, alarm system, quality sanitary ware and UPVC double glazed windows. Outside the property benefits from outside lighting and tap, generous gravel driveway, patio and fenced rear garden. Inside the property has a modern contemporary feel with an open plan kitchen/dining room with bi-folding doors out to the garden, living room, study, utility room, 4 bedrooms, two en-suite's and family bathroom. A REALLY GREAT NEW HOME FROM AWARD WINNING BUILDERS.

Agents Note: The internal photos, virtual tour and floor plan are from a similar plot and exact specifications should be clarified prior to

A new 4 bedroom detached house with 2 en-suites, open plan kitchen/dining room, study and living room. With underfloor air source central heating and quality fittings throughout.











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Approximate total area(1)

1700 ft²

157.9 m²

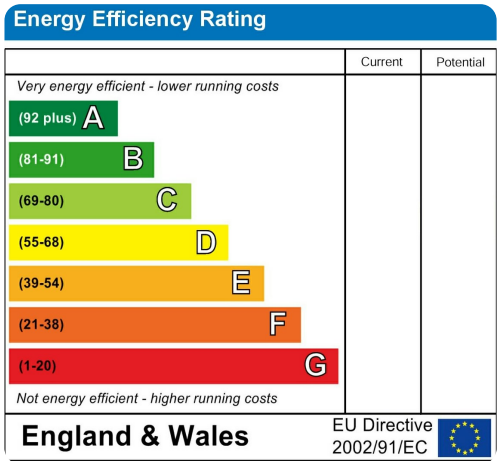
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - New Build



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.