



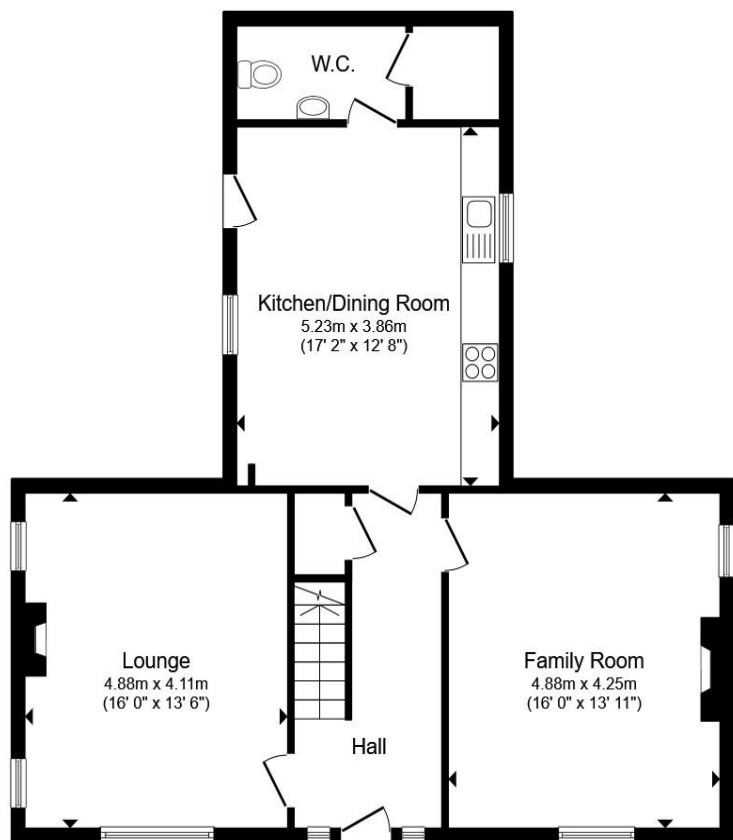
Wisbech Road, Outwell Wisbech PE14 8PG

Welcome to

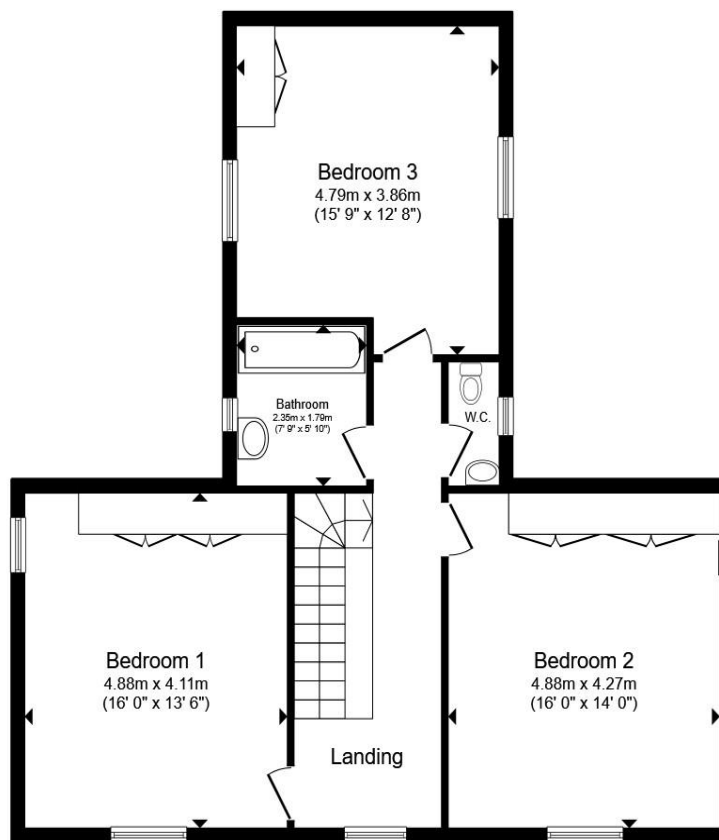
Wisbech Road, Outwell Wisbech

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 m² (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



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: Awaited

Council Tax Band: D

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.

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127899



Property Ref:
WSB127899 - 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.

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