









# Welcome to

# The Birches, Chalk Road, Walpole St. Peter, Wisbech

Enjoying an enviable 0.25-acre plot (subject to survey) with open field views to the rear, this extended and fully refurbished detached bungalow on Chalk Road offers spacious, high-quality living in a tranquil semi-rural setting. Thoughtfully redesigned for modern life, the home features four generously sized double bedrooms, including a luxurious master with refitted en-suite. The refitted family bathroom continues the sleek, contemporary finish found throughout, while the stylish kitchen is beautifully appointed and ready for everyday cooking or entertaining. With three versatile reception areas, there's space for dining, relaxing, or even working from home - all set against a backdrop of light-filled interiors and elegant presentation. One of the standout features is the impressive 29' drive-through garage, offering space for vehicles, storage or hobby use, with direct access to the rear garden. Outside, the generous plot offers a blend of lawn and patio, all framed by far-reaching countryside views - a private, peaceful escape with the convenience of nearby village amenities. This is a rare opportunity to secure a move-in ready bungalow with both space and scenery in abundance.















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.focalagent.com

#### **Entrance Hall**

#### Snug

11' 11" x 14' 10" ( 3.63m x 4.52m )

### **Study Area**

11' 2" x 7' 2" ( 3.40m x 2.18m )

#### Kitchen

14' 9" x 14' 9" ( 4.50m x 4.50m )

# **Utility Room**

16' 5" x 7' 1" ( 5.00m x 2.16m )

# Lounge

15' x 17' 10" ( 4.57m x 5.44m )

#### **Bedroom One**

17' 2" max x 11' 11" max ( 5.23m max x 3.63m max )

#### **En-Suite**

6' 4" x 6' 10" ( 1.93m x 2.08m )

#### **Bedroom Two**

11' 11"  $\times$  11' 11" into wardrobes (  $3.63 \text{m} \times 3.63 \text{m}$  into wardrobes )

# **Bedroom Three**

11' 5" x 10' 3" ( 3.48m x 3.12m )

#### **Bedroom Four**

11' 4" x 8' 8" ( 3.45m x 2.64m )

# **Family Bathroom**

6' 8" x 5' 4" ( 2.03m x 1.63m )

#### Garage

29' 2" x 14' 7" ( 8.89m x 4.45m )

# **Agents Note:**

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

# Welcome to

# The Birches, Chalk Road, Walpole St. Peter, Wisbech

- Extended detached bungalow
- Four double bedrooms with en-suite to master
- Three reception areas
- Fully refurbished throughout
- 0.25 acre plot (S.T.S.)
- · external rendering and flooring to be completed

Tenure: Freehold EPC Rating: D

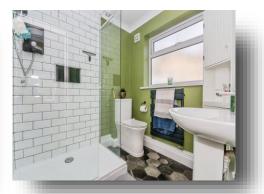
Council Tax Band: C

#### Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken. Proceed out of town and at the mini roundabout continue straight on. Follow the road out of Wisbech and turn left into West Walton Highway, then take the third turning left into West Drove North, signposted Walpole St Peter. Follow the road to the next junction and turn right into Walnut Road. Take a left into Church Road and then left into Chalk Road where the property is on the right hand side

# £425,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/WSB127579



Property Ref: WSB127579 - 0007 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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