



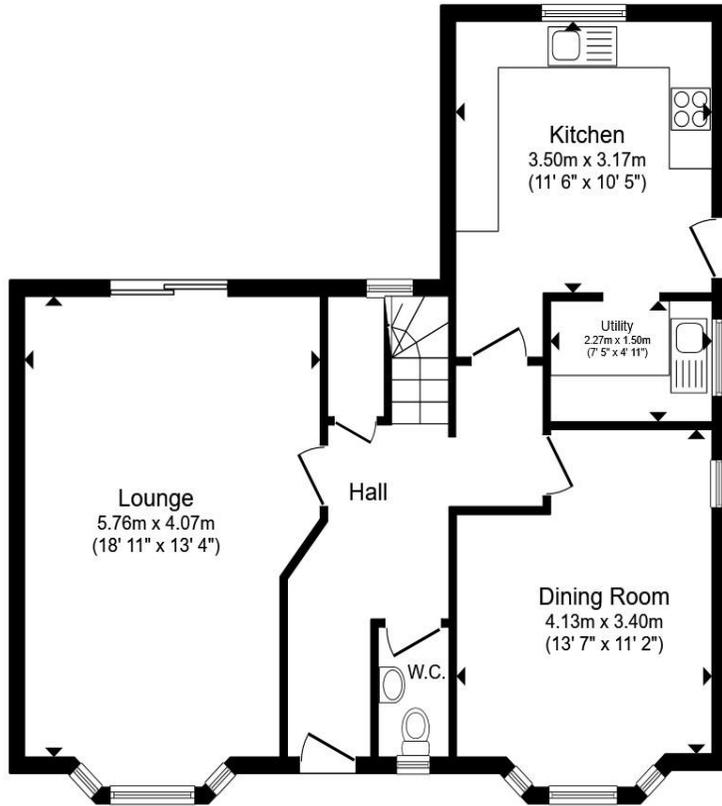
**Clarkson Avenue, Wisbech PE13 2EG**

## Welcome to

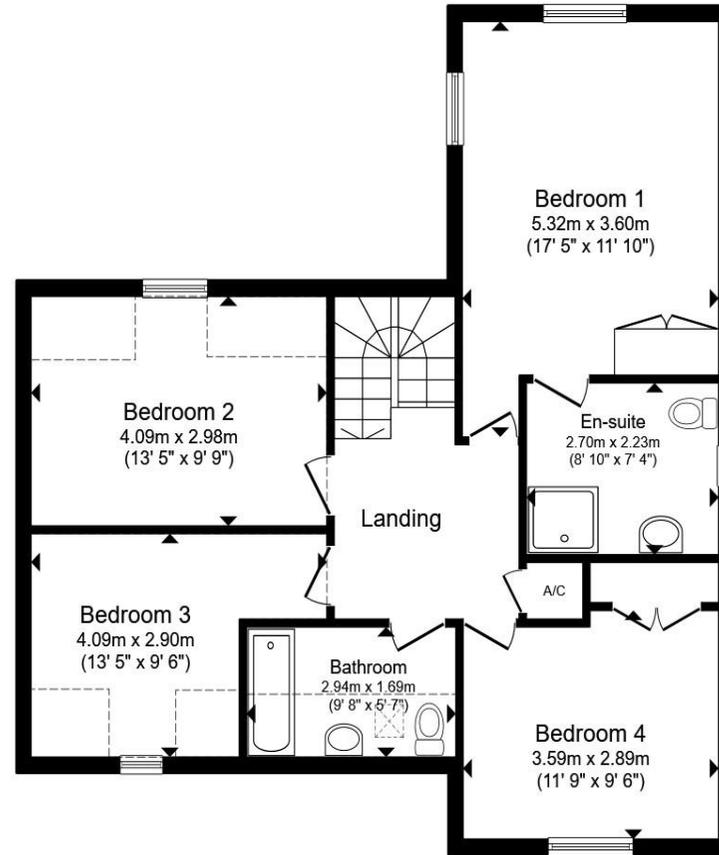
### Clarkson Avenue, Wisbech

Set within one of Wisbech's most sought-after residential locations, this impressive four-bedroom detached house offers generous living space, a practical layout and fantastic kerb appeal - the ideal family home. The ground floor begins with an inviting entrance hall leading to a 21ft lounge, complete with bay window, wood-burning stove and patio doors opening directly to the rear garden. There is a separate dining room, perfect for family gatherings, and a well-planned fitted kitchen featuring built-in oven, hob, dishwasher, fridge and freezer. A utility room and a ground-floor WC provide everyday convenience. Upstairs, the spacious landing connects to four well-proportioned bedrooms. The standout is the 17ft master bedroom with a private en-suite shower room. Three further bedrooms offer flexibility for family living, home working or guest accommodation. A modern family bathroom completes the first floor. Outside, the property enjoys low-maintenance gardens, ideal for those seeking easy upkeep without compromising on outdoor space. The double garage and large driveway provide excellent off-road parking for multiple vehicles. With its prime location, modern comforts and strong presentation, this stunning home is a must-view for anyone seeking quality and space in a highly regarded part of town.





**Ground Floor**



**First Floor**

Total floor area 146.3 m<sup>2</sup> (1,575 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 Hallway**

**Lounge**

18' 11" max x 13' 4" max ( 5.77m max x 4.06m max )

**Dining Room**

11' 2" max x 13' 7" max ( 3.40m max x 4.14m max )

**Kitchen**

10' 5" x 11' 6" min ( 3.17m x 3.51m min )

**Utility**

4' 11" x 7' 5" ( 1.50m x 2.26m )

**Ds Wc**

**First Floor Landing**

**Bedroom 1**

17' 5" x 11' 10" ( 5.31m x 3.61m )

**Master Ensuite**

**Bedroom 2**

13' 5" x 9' 9" ( 4.09m x 2.97m )

**Bedroom 3**

13' 5" x 9' 6" ( 4.09m x 2.90m )

**Bedroom 4**

11' 9" x 9' 6" ( 3.58m x 2.90m )

**Family Bathroom**

**Double Garage**

**Agents Note:**

We are aware that there is a Tree Protection Order in place. Please contact the branch for more details.'

## Welcome to

### Clarkson Avenue, Wisbech

- Four bedroom detached family home
- Sought after corner-plot position
- 21ft lounge with patio doors
- Fitted kitchen with built-in oven & hob
- Separate dining room
- Low-maintenance rear garden
- Double garage + multi-vehicle parking
- Popular residential location

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

# £400,000



## Directions to this property:

From the Wisbech Freedom Bridge roundabout take the B198 Lynn Road signposted Walsoken & Port Area, turn right into Clarkson Avenue, where the property will be found on the left hand side. Look for our board.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128028](http://williamhbrown.co.uk/Property/WSB128028)



Property Ref:  
WSB128028 - 0003

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