



**Cottons Head, Outwell, Wisbech, PE14 8AW**



## Welcome to

## Cottons Head, Outwell, Wisbech

Situated in the charming and well-connected village of Outwell, this beautifully presented 3-bedroom semi-detached home offers a perfect balance of peaceful village living and easy access to nearby towns and transport links. Just a short drive from both Wisbech and Downham Market, the property benefits from local shops, a friendly community, and quick rail connections to Cambridge and London from Downham's mainline station. Inside, the home features a bright and welcoming living room, flowing into a stylish kitchen/dining room with patio doors opening out onto the generous rear garden-perfect for entertaining or enjoying the outdoors. A modern downstairs bathroom adds everyday convenience, while upstairs, there are three well-proportioned bedrooms. Outside, the property boasts a well-maintained rear garden with a spacious patio area, ideal for outdoor dining or relaxing. To the front, there's a lawned area, a gravelled driveway with ample off-road parking, and even an electric vehicle charging point-a real bonus for eco-conscious buyers. This home is a fantastic opportunity for families, first-time buyers or commuters looking to enjoy the best of both countryside charm and commuter convenience. On the first floor you have field views from 3 sides of the property, not to forget it's also walking distance to the village (10mins max) and lots of dog walks from the doorstep.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

12' 4" x 23' 2" ( 3.76m x 7.06m )

**Kitchen/Diner**

15' 1" x 18' 8" ( 4.60m x 5.69m )

**Bedroom 1**

12' 3" x 11' ( 3.73m x 3.35m )

**Bedroom 2**

8' 5" x 11' 9" ( 2.57m x 3.58m )

**Bedroom 3**

6' 6" x 8' 8" ( 1.98m x 2.64m )

**Family Bathroom**

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](http://www.focalagent.com)

## Welcome to

### Cottons Head, Outwell, Wisbech

- 3-bedroom semi-detached house in Outwell village
- Modern kitchen/diner with patio doors to rear garden
- Spacious lounge & downstairs bathroom
- Well-proportioned rear garden with patio area
- Gravelled driveway with ample parking

Tenure: Freehold EPC Rating: E

Council Tax Band: A

# £225,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127028](http://williamhbrown.co.uk/Property/WSB127028)



Property Ref:  
WSB127028 - 0005

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### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town to the village of Outwell. After Bloom & Wake's garage on your left hand side, at the mini roundabout turn right. Follow the road round to the left into Isle Road and continue along to the village of Upwell. Turn right into Pius Drove and continue to the bottom. Bear round to the right and continue along turning right onto Cottons Head where the property will be found on your left hand side.



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