



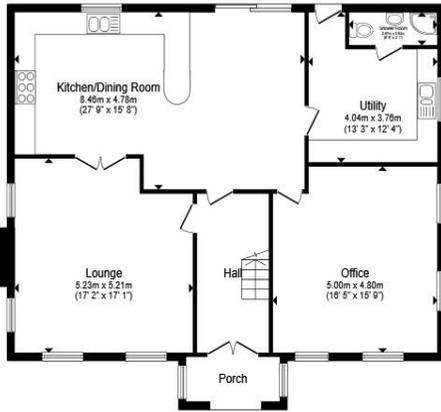
**Hollycroft Road, Emneth Wisbech PE14 8AY**

## Welcome to

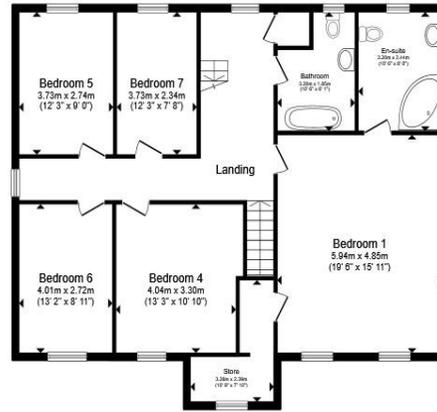
### Hollycroft Road, Emneth Wisbech

A rare opportunity to acquire a substantial modern detached house, arranged over three spacious floors, offering extensive and highly versatile accommodation ideal for large or multi-generational families. The property is offered with the added benefit of no onward chain. The home provides seven bedrooms and five bathrooms, delivering exceptional flexibility and convenience for busy households or those requiring guest accommodation. At the heart of the property is an impressive 22' kitchen/dining/family room, a superb open-plan space designed for modern living and entertaining. A useful utility room further enhances the practicality of the layout. The generous proportions continue throughout, with well-balanced living space arranged to suit a variety of needs, whether for family life, home working or hosting guests. Externally, the property benefits from multi-vehicle off-road parking together with a detached double garage, providing ample parking and storage. Offering scale, flexibility and modern living across three floors, this is an outstanding home suited to those seeking space without compromise.

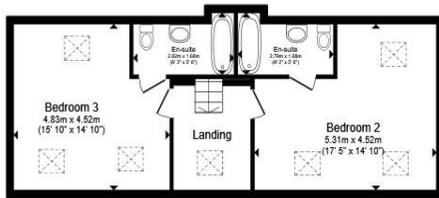




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 288.2 m<sup>2</sup> (3,102 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 Hall**

**Lounge**

**Sitting Room**

**Kitchen/Dining/Family Room**

**Utility Room**

**Shower Room**

**First Floor Landing**

**Master Bedroom**

**Dressing Room**

**En-Suite**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Bedroom Five**

**Second Floor Landing**

**Bedroom Six**

**En-Suite**

**Bedroom Seven**

**En-Suite**

**Double Garage**

**Agents Note:**

'Heating to the property is served by Gas Central heating and solar water. Please contact the branch for more details'

## Welcome to

### Hollycroft Road, Emneth Wisbech

- Substantial detached home
- Seven bedrooms and five bathrooms
- Impressive open plan kitchen/dining/family room
- Detached double garage and multi-vehicle parking
- No onward chain

Tenure: Freehold EPC Rating: B

Council Tax Band: F

# £550,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB125361](http://williambrown.co.uk/Property/WSB125361)



Property Ref:  
WSB125361 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town and at the roundabout continue straight over. Follow the road along and turn left into Church Road, Emneth. Continue through the village of Emneth into Hollycroft Road where the property will be found on the left hand side.



william h brown



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