



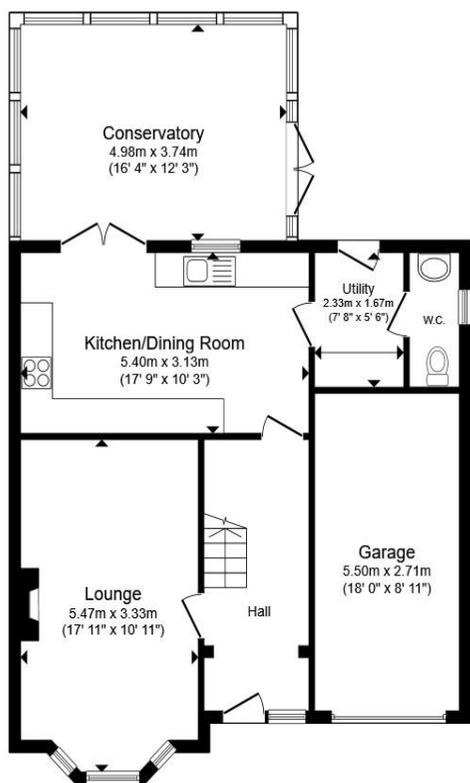
**Laurel Drive, Elm Wisbech PE14 0JL**

## Welcome to

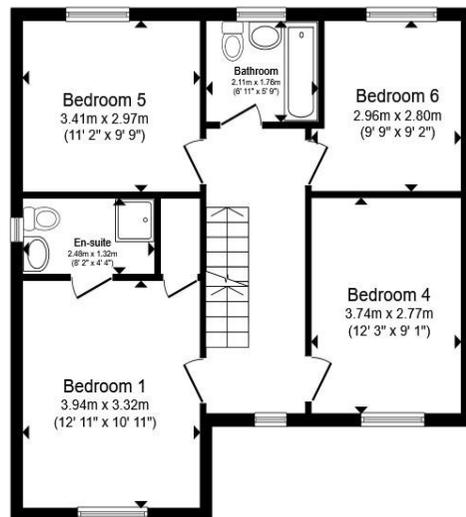
### Laurel Drive, Elm Wisbech

This impressive six double bedroom detached home offers generous living space throughout and is ideal for growing families seeking comfort, practicality, and a desirable village setting. To the front of the property is off-street parking on a private driveway along with a single garage. Upon entering, you are welcomed by a bright and inviting hallway. To the left sits a cosy living room featuring a charming log burner - perfect for relaxing evenings. To the rear, the spacious kitchen provides an excellent hub for family life, complete with integrated appliances and ample worktop space for cooking and entertaining. Leading from the kitchen is a large conservatory, enhanced with underfloor heating and an air conditioning unit that can be used for both cooling and heating, creating a comfortable space all year round. The enclosed rear garden is easy to maintain, beautifully presented, and offers a high degree of privacy - ideal for outdoor dining, children, or simply unwinding. The ground floor also benefits from a practical utility room and a convenient WC. On the first floor you will find four well-proportioned double bedrooms, a family bathroom, and a master bedroom with its own en-suite. The top floor offers a further two large double bedrooms along with an additional WC, making this an incredibly versatile home. Set in a sought-after village location, the property is close to local amenities including shops a primary and a popular village pub,

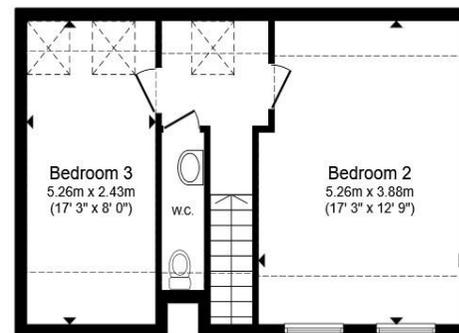




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 191.2 m<sup>2</sup> (2,058 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**
- Kitchen / Dining Room**
- Conservatory**
- Utility Room**
- Downstairs Wc**
- First Floor Landing**
- Bedroom One**
- En-Suite**
- Bedroom Four**
- Bedroom Five**
- Bedroom Six**
- Bathroom**
- Second Floor Landing**
- Bedroom Two**
- Bedroom Three**
- Seperate Wc**

**Agents Notes:**

'Heating to the property is served by Gas Central Heating, with the addition of a wood burner in the living room, air con and underfloor heating in the conservatory. Please contact the branch for more details'

## Welcome to

### Laurel Drive, Elm Wisbech

- 6 Double Bedrooms
- Single Garage
- Spacious Rear Garden
- Cul-De-Sac Location
- Ensuite to Master
- No Onward Chain
- Detached House
- Downstairs Utility Room and WC

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £400,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128299](http://williamhbrown.co.uk/Property/WSB128299)



Property Ref:  
WSB128299 - 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.



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