





Walton Road, Marshland St. James Wisbech PE14 8DP

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Welcome to

Walton Road, Marshland St. James Wisbech

Situated in the sought-after village of Marshland St James, this substantial detached family home offers over 2,600 sq ft of versatile accommodation, ideal for growing families or multi-generational living. At the heart of the home is a stunning orangery overlooking the garden, creating a bright and sociable space for family life and entertaining. The spacious lounge features a charming wood-burning stove, while the kitchen/dining room provides excellent space for modern living. The ground floor also includes an office, utility room, boot room and cloakroom. Upstairs, the principal bedroom benefits from a dressing room and en-suite, complemented by two further double bedrooms and a family bathroom. A key feature is the self-contained annex, offering a lounge, bedroom, dressing room and shower room, making it perfect for relatives, guests, independent living or a home business. Externally, the property enjoys generous gardens, ample off-road parking and a garage. Conveniently located with excellent access to Wisbech and King's Lynn, this impressive home offers flexible living in a desirable village setting and must be viewed to be fully appreciated. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



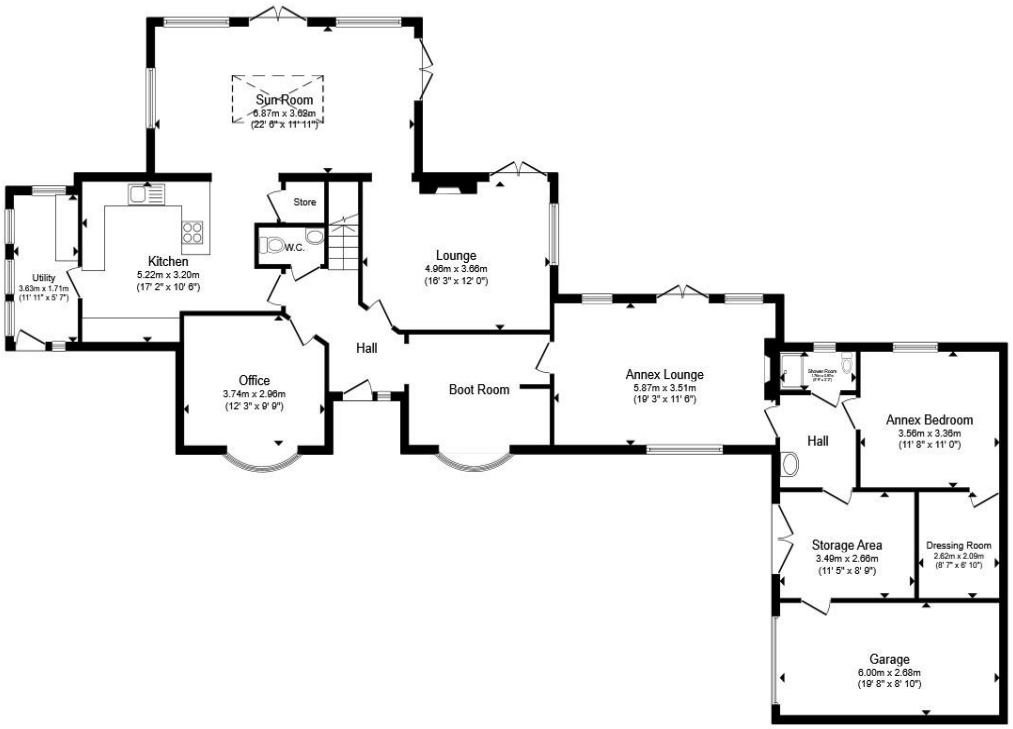




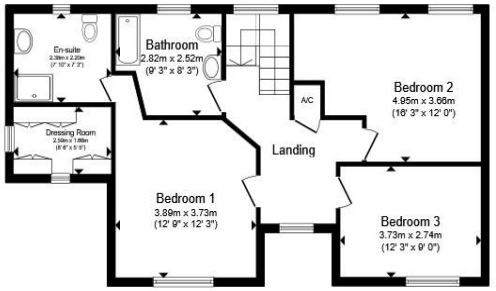








Ground Floor



First Floor

Entrance Hall
Boot Room
Office
Lounge
Downstairs Wc
Kitchen
Utility
Sun Room

Annex Lounge
Hallway
Bedroom
Dressing Room
Shower Room

First Floor
Bedroom One
Dressing Room
En-Suite
Bedroom Two
Bedroom Three
Bathroom

Garage
Storage Area

Agents Note:
'Heating to the property is served by Oil and wood burner in the living room. Please contact the branch for more details'

Total floor area 248.9 m² (2,679 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

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Welcome to

Walton Road, Marshland St. James Wisbech

- Substantial Detached Family Home
- Over 2,600 sq ft of Accommodation
- Three Bedrooms Plus Self-Contained Annex
- Ensuite & Dressing Room to Master Bedroom
- Spacious Lounge with Wood-Burning Stove, Utility Room, Boot Room, Downstairs WC
- Open Plan Kitchen Diner with Stunning Orangery to Rear
- Generous Rear Garden
- Extensive Driveway with Garage and Ample Parking

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

offers in excess of

£450,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129274

The Property Ombudsman

Property Ref:
WSB129274 - 0002

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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