



**St. Pauls Road North, Walton Highway Wisbech PE14 7DN**

***Welcome to***

## **St. Pauls Road North, Walton Highway Wisbech**

Set on a generous plot with open field views to the rear, this beautifully presented four-bedroom detached home has been thoughtfully renovated by the current owner to offer multi-generational living, complete with a self-contained annexe. The main house offers a warm welcome via a bright entrance hall, leading to a comfortable lounge with feature brick fireplace and a spacious kitchen/diner - the perfect hub for family life. The kitchen is fitted with modern units, integrated appliances, and double doors that open onto the patio and rear garden. A utility room and ground floor WC provide excellent convenience. Upstairs you'll find four well-proportioned bedrooms, including two with en suites, and a stylish family bathroom. Each space is tastefully finished, with modern fittings and generous natural light throughout. Outside, the property sits on a good-sized plot with a driveway to the side, providing access to both the main house and rear outbuildings. There is a converted garage (currently used as an annexe - no building regulation approval obtained) offering a living area, bedroom area, kitchen, and shower room, plus a timber garage to the rear for storage or workshop use. The rear garden is mainly laid to lawn with a patio seating area and open rural outlooks - perfect for relaxing or entertaining. Situated in a pleasant village setting with easy access to local amenities, this versatile property offers space and flexibility.



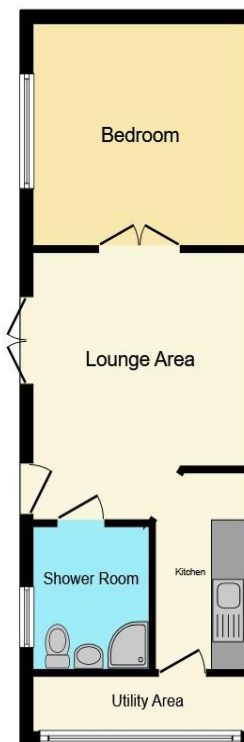




**Ground Floor**



**First Floor**



**Annex**

## **Ds Wc**

### **Lounge**

17' 7" x 13' 7" max ( 5.36m x 4.14m max )

### **Dining Room**

11' 9" x 11' 9" max ( 3.58m x 3.58m max )

### **Kitchen**

12' 6" x 15' 6" ( 3.81m x 4.72m )

### **Utility Room**

7' 3" x 9' 11" ( 2.21m x 3.02m )

### **Bedroom 1**

13' 9" max x 11' 9" ( 4.19m max x 3.58m )

### **Bedroom 1 ensuite**

### **Bedroom 2**

12' x 9' 4" max ( 3.66m x 2.84m max )

### **Bedroom 2 Ensuite**

### **Bedroom 3**

12' 8" x 9' 10" ( 3.86m x 3.00m )

### **Bedroom 4**

11' 9" x 11' 10" max ( 3.58m x 3.61m max )

### **Family Bathroom**

### **Annex**

### **Bedroom**

### **Kitchen/Lounge**

### **Bathroom**

### **Agents Note:**

'Heating to the property is served by Propane Gas Tank. Please contact the branch for more details'

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

### St. Pauls Road North, Walton Highway Wisbech

- Detached four-bedroom family home
- Renovated and well presented throughout
- Two en suite bedrooms plus family bathroom
- Spacious lounge and open-plan kitchen/diner
- Utility room and downstairs WC
- Large rear garden with patio and field views
- Driveway with ample off-road parking
- Peaceful village location with easy access to nearby towns and schools

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

## £475,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB127846](https://www.williamhbrown.co.uk/Property/WSB127846)



Property Ref:  
WSB127846 - 0003

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.

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 the Wisbech Freedom Bridge roundabout, take the B198 Lynn Road signposted Walsoken & Port Area. Continue out of town and at the roundabout continue straight on. At the next roundabout turn left into Lynn Road signposted West Walton Highway and continue along. Turn right into St Pauls Road North where the property will be found on your left hand side.



**william h brown**



**01945 464451**



[Wisbech@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**