



**Smeeth Road, Marshland St. James, Wisbech, PE14 8JF**



## Welcome to

### Smeeth Road, Marshland St. James, Wisbech

Set on a generous 0.3 acre plot (S.T.S.), this established four double bedroom detached bungalow on Smeeth Road offers exceptional space, both inside and out, with the added benefit of no onward chain. The accommodation is wonderfully proportioned, with a 23' lounge and a separate 20' dining room providing superb areas for entertaining and family life. The heart of the home is the impressive 27' kitchen, perfect for those who love to cook and gather, while the refitted four-piece bathroom combines modern style with everyday practicality. All four bedrooms are large doubles, ensuring comfort and flexibility for family, guests, or working from home. Outside, the property continues to impress, with a detached double garage, extensive multi-vehicle off-road parking, and gardens that enjoy both space and privacy - ideal for outdoor living, gardening, or simply relaxing. A rare opportunity to secure such a generously sized bungalow in a popular location, ready to move straight into or further personalise to taste.





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)

## Entrance Hall

## Lounge

23' 9" maximum x 23' 4" ( 7.24m maximum x 7.11m )

## Dining Room

20' x 12' 5" ( 6.10m x 3.78m )

## Kitchen

11' 5" x 27' 3" ( 3.48m x 8.31m )

## Utility Room

11' 6" x 12' 1" maximum ( 3.51m x 3.68m maximum )

## Cloakroom

6' 8" x 3' 11" ( 2.03m x 1.19m )

## Bedroom One

21' 6" x 9' 11" ( 6.55m x 3.02m )

## Bedroom Two

11' 11" x 11' 8" ( 3.63m x 3.56m )

## Bedroom Three

11' 5" x 12' 7" ( 3.48m x 3.84m )

## Bedroom Four

11' 5" x 9' 5" ( 3.48m x 2.87m )

## Bathroom

7' 6" x 16' 5" ( 2.29m x 5.00m )

## Double Garage

19' 11" x 19' 11" ( 6.07m x 6.07m )

## Agents Notes:

Heating to the property is served by Oil. Please contact the branch for more details' 'Waste from the property is served by Brick CessPit. Contact the branch for more details'

## Welcome to

## Smeeth Road, Marshland St. James, Wisbech

- Established detached bungalow
- Four double bedrooms
- Detached double garage
- 0.3 acre plot (S.T.S.)
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

# £375,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WSB127683 - 0004

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