



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

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

Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken & Port Area. Head out of Wisbech and at the roundabout with the A47 take the second exit signposted Marshland St James. Continue along and at the "T" junction turn right and follow the road along for approximately 1.5 miles and then turn left onto Smeeth Road where the property will be found on your right hand side.



view this property online williamhbrown.co.uk/Property/WSB127683



Property Ref:
WSB127683 - 0004

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.



Please note the marker reflects the postcode not the actual property

 william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk