



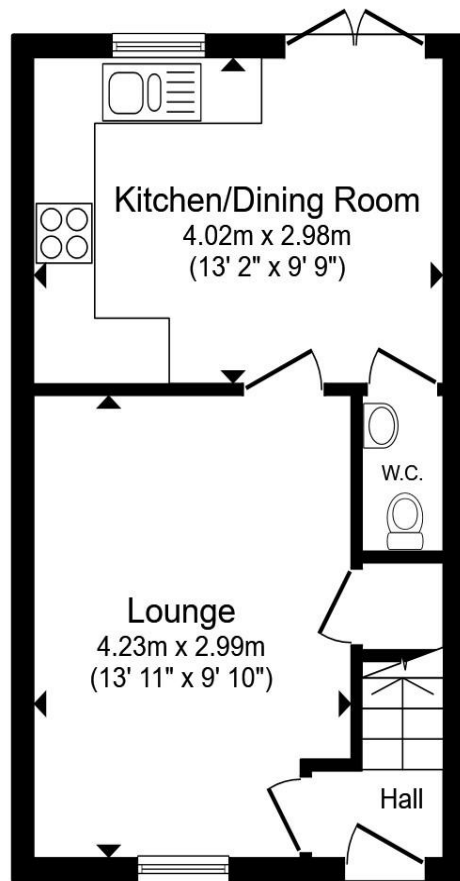
Delamore Drive, Leverington Wisbech PE13 5FT

Welcome to

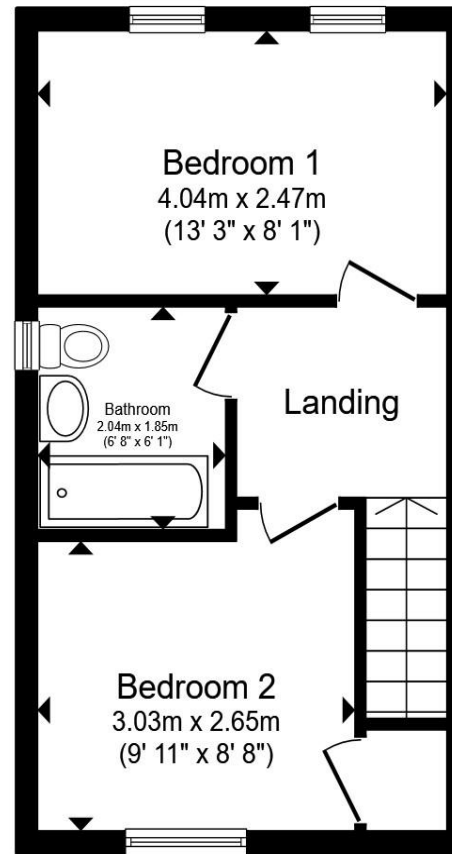
Delamore Drive, Leverington Wisbech

Situated within a private cul de sac, this modern semi-detached house, built approximately three years ago, offers contemporary, energy-efficient accommodation together with a larger than average plot. The property provides two generous double bedrooms, making it an ideal choice for first-time buyers, couples or downsizers. The impressive 13' fully integrated kitchen/dining room creates a stylish and sociable space for everyday living and entertaining, while the accommodation is further complemented by a convenient downstairs cloakroom. A modern air source heat pump heating system provides an energy-efficient heating solution, complemented by PVCu double glazing. Externally, the property benefits from private driveway parking, while the larger than average plot provides excellent outdoor space and scope for a variety of uses, subject to any necessary permissions. Combining modern construction, energy-efficient features, generous bedrooms and a desirable private setting, this attractive home offers an excellent opportunity for those seeking a contemporary property with more outdoor space than typically associated with this style of home. 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

Lounge

Kitchen/Dining Room

Downstairs Cloakroom

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Agents Note:

'Heating to the property is served by Air Source. Please contact the branch for more details'

Total floor area 58.8 m² (633 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

Welcome to

Delamore Drive, Leverington Wisbech

- Modern semi-detached house
- Two double bedrooms
- 13' fully integrated kitchen/dining room
- Private cul de sac location
- Larger than average plot

Tenure: Freehold EPC Rating: B
Council Tax Band: A

offers in excess of

£170,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Proceed out of town and continue towards Long Sutton. At the Sutton Road traffic lights bear round to the right and continue along and turn right into Sutton Park. Bear round to the left where the property is on the left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129083



Property Ref:
WSB129083 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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