



St. Martins Road, WISBECH PE13 3EX

Welcome to

St. Martins Road, WISBECH

Tucked away in a quiet cul de sac, this established detached home on St Martins Road offers a superb balance of space, style, and flexibility, making it ideal for modern family living. The versatile ground floor layout provides three reception rooms, a ground floor bedroom with z-fold doors across one wall leading out to the rear garden. The heart of the home is the stunning 23' orangery, a light-filled space opening seamlessly to the garden. A beautifully refitted kitchen with integrated appliances, separate utility room, a generous studio/workshop, a 17' lounge and a sleek refitted shower room complete the ground floor. Upstairs, the bedrooms are well proportioned, with flexibility for families of all sizes. Outside, the home continues to impress with a block-paved in/out driveway providing ample parking. To the rear lies a generous garden with an extensive decked patio and covered seating area, perfect for entertaining, along with a timber cabin offering versatile use as a gym, studio, or home office. As far as school catchment is concerned, the property is on the Cambridgeshire/Norfolk border offering educational choices. A rare opportunity to secure a versatile and spacious well-presented family home in a sought-after position.





Ground Floor



First Floor

Front Porch

Entrance Hall

Lounge

17' 10" excluding bay x 12' 5" (5.44m excluding bay x 3.78m)

Orangery

23' 2" x 14' 8" (7.06m x 4.47m)

Kitchen

15' 1" x 10' 10" (4.60m x 3.30m)

Dining Room

12' x 11' 10" (3.66m x 3.61m)

Side Hallway

Utility Room

7' 5" x 9' 8" (2.26m x 2.95m)

Workshop/Studio

12' 7" x 9' 8" (3.84m x 2.95m)

Ground Floor Bedroom

13' 10" x 11' 6" (4.22m x 3.51m)

Shower Room

8' 4" x 6' 1" (2.54m x 1.85m)

First Floor Landing

Bedroom One

14' 4" x 11' 10" (4.37m x 3.61m)

Bedroom Two

12' 11" x 10' 10" (3.94m x 3.30m)

Bedroom Three

12' 5" x 10' 10" (3.78m x 3.30m)

Bathroom

6' 8" x 12' 4" (2.03m x 3.76m)

Cabin

10' 10" x 8' 10" (3.30m x 2.69m)

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

Welcome to

St. Martins Road, WISBECH

- Four double bedrooms in a detached, versatile family home
- Three reception rooms
- Modern kitchen with integrated appliances
- Large workshop/studio
- In and out driveway
- Generous, secure enclosed rear garden with log cabin
- Quiet cul de sac location
- Walking distance to adventure playground

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

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127531



Property Ref:
WSB127531 - 0009

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Directions to this property:

At Freedom Bridge Roundabout, take the 2nd exit onto Lynn Rd/B198, Continue to follow Lynn Road, Go through 1 mini roundabout, At the traffic lights turn left onto Walton Road and follow the road round to the right, Turn right onto Westfield Rd and continue into St Martin's Road where the property is straight in front of you.



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