





Sutton Road, Leverington Wisbech PE13 5DR

william h brown

Welcome to

Sutton Road, Leverington Wisbech

Occupying a generous corner plot, this immaculate detached Reason Homes chalet bungalow offers spacious & versatile accommodation, combining stylish presentation with the convenience of both ground & 1st floor living.The property features 3 double bedrooms, including 1 on the ground floor, providing excellent flexibility for families, guests or those seeking adaptable accommodation. The home is served by both a bathroom & separate shower room, adding further practicality. The impressive 16' kitchen/dining room provides a sociable heart to the property, offering ample space for cooking & family dining. The overall accommodation is presented in immaculate condition, allowing the next owner to move straight in and enjoy. Externally, the property benefits from a detached double garage together with off-road parking, providing excellent provision for vehicles & storage. The generous corner plot is complemented by a low-maintenance ornamental rear garden, creating an attractive outdoor space. Combining generous accommodation, excellent presentation & superb outside space, this attractive chalet bungalow represents an excellent opportunity for those seeking a versatile and easy-to-maintain 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.



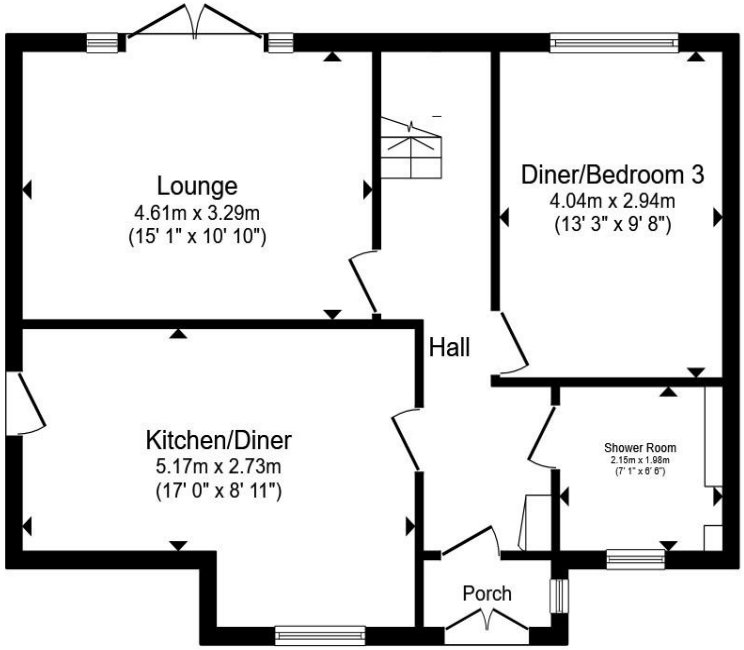




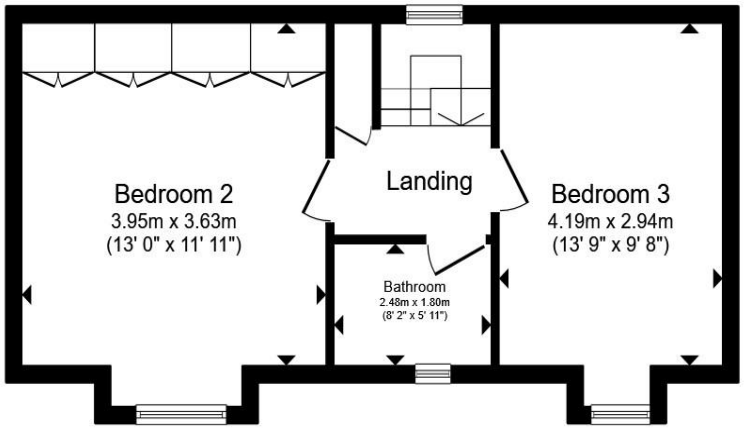








Ground Floor



First Floor

Front Porch

Entrance Hall

Kitchen/Dining Room

Lounge

Bedroom Three/Dining Room

Shower Room

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Double Garage

Total floor area 100.4 m² (1,080 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

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Welcome to

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- Immaculate, Reason Homes Chalet bungalow
- Three double bedrooms (one to the ground floor)
- Bath and shower rooms
- Detached double garage
- Corner plot

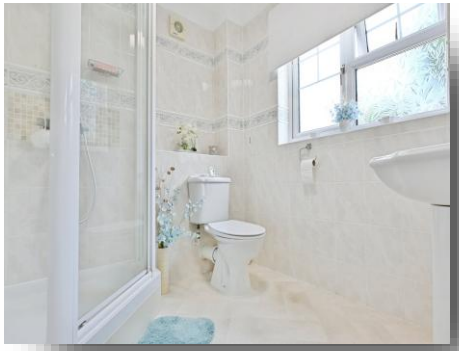
Tenure: Freehold EPC Rating: C
Council Tax Band: C

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 traffic lights bear round to the right on to Sutton Road where the property will be found on your left hand side.

offers in excess of

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129021

The Property Ombudsman

Property Ref:
WSB129021 - 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.

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