



7 Marlborough Court, Wisbech

Offers In Excess of £475,000

 **NEWTON FALLOWELL**

7 Marlborough Court

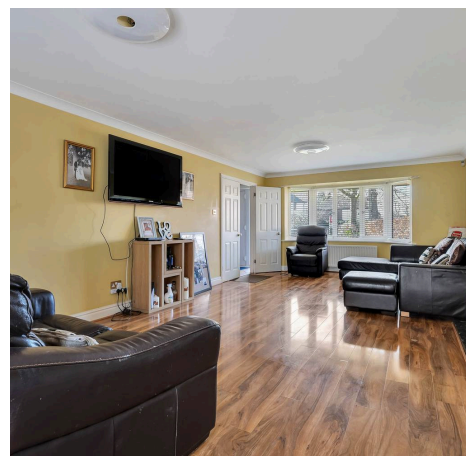
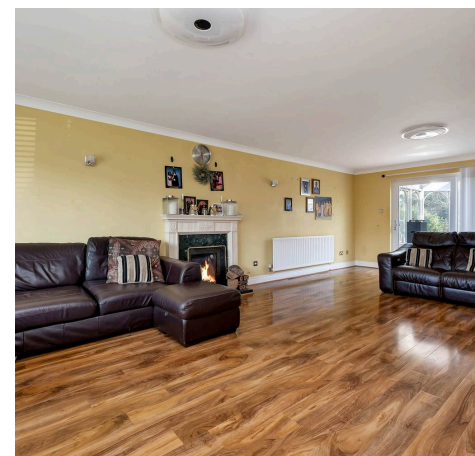
Wisbech

This executive detached family home benefits from FIVE DOUBLE BEDROOMS and FOUR RECEPTION ROOMS, in addition to THREE BATH/SOWER ROOMS, a generous rear garden and DOUBLE GARAGE.

The extensive accommodation comprises of an entrance hall, four reception rooms to include a spacious lounge, dining room, conservatory and study, with the study offering potential to be used as a downstairs bedroom adjacent to a downstairs shower room, breakfast kitchen and utility room, whilst five well-balanced bedrooms are located upstairs alongside a family bathroom and en-suite servicing the main bedroom. Outside there is driveway parking for multiple vehicles leading to the double garage, with a generous garden which is non-overlooked to the rear. Upon entering the home, the centralised entrance hall provides access to the majority of the ground floor accommodation, including three of the reception rooms. To the left-hand side, the spacious lounge benefits from a fireplace and access onto the conservatory, which overlooks the rear garden. Two further reception rooms can be accessed from the entrance hall in the form of the dining room and study, with the study conveniently located adjacent to a downstairs shower room, presenting the opportunity to be utilised as a downstairs sixth bedroom. The breakfast kitchen can be found to the rear and hosts space for informal dining, an array of work surface and cupboard storage, appliance spaces and access onto the useful utility room, which offers further appliance space, work surface and cupboard storage, as well as an external door to the side aspect. Upstairs the first floor landing separates the five well-balanced bedrooms, with the generous main bedroom boasting an en-suite shower room. The family bathroom is also accessed via the landing and services the remaining bedrooms. Outside there is a vast frontage providing garden and driveway parking for multiple vehicles leading to the double garage. Side gated access leads onto the generous garden, which is non-overlooked to the rear and offers a vast lawn and shed storage.

Council Tax band: F

Tenure: Freehold





Entrance Hall

12' 0" x 11' 6" (3.67m x 3.51m)

Lounge

26' 11" x 12' 9" (8.21m x 3.89m)

Dining Room

12' 5" x 11' 9" (3.79m x 3.58m)

Conservatory

19' 11" x 10' 8" (6.06m x 3.26m)

Breakfast Kitchen

15' 8" x 11' 5" (4.77m x 3.48m)

Utility Room

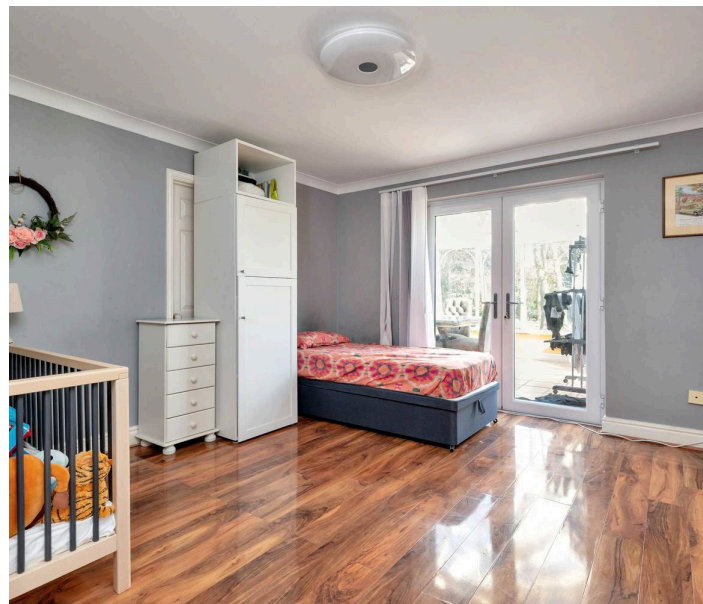
8' 8" x 6' 4" (2.63m x 1.93m)

Study

11' 8" x 8' 7" (3.55m x 2.62m)

Shower Room

7' 1" x 4' 6" (2.16m x 1.38m)



Landing

Bedroom One

16' 2" x 13' 6" (4.94m x 4.11m)

En-Suite

7' 1" x 6' 10" (2.17m x 2.09m)

Bedroom Two

13' 1" x 12' 4" (3.99m x 3.75m)

Bedroom Three

13' 0" x 12' 6" (3.95m x 3.80m)

Bedroom Four

12' 8" x 9' 0" (3.86m x 2.75m)

Bedroom Five

10' 7" x 8' 11" (3.22m x 2.71m)

Family Bathroom

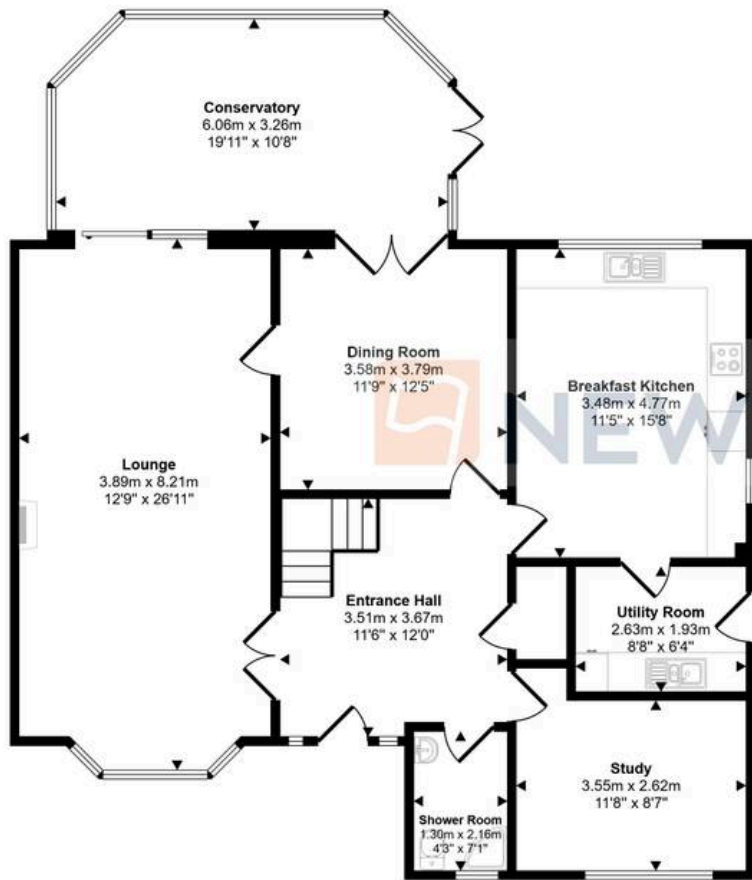
8' 5" x 6' 11" (2.57m x 2.11m)

Double Garage

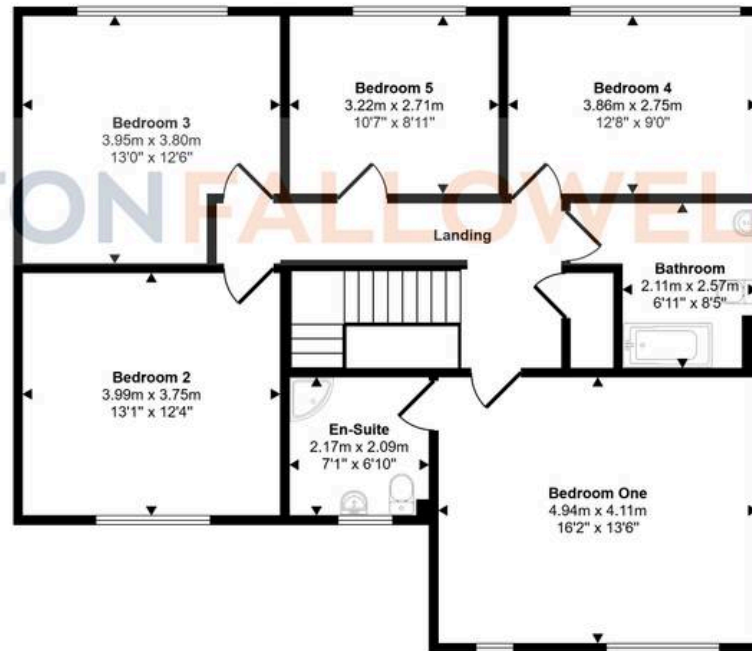




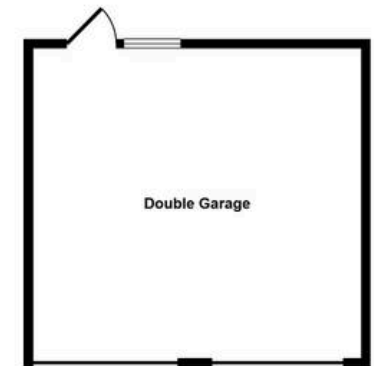
Approx Gross Internal Area
238 sq m / 2561 sq ft



Ground Floor
Approx 116 sq m / 1250 sq ft



First Floor
Approx 98 sq m / 1050 sq ft



Garage
Approx 24 sq m / 262 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

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