



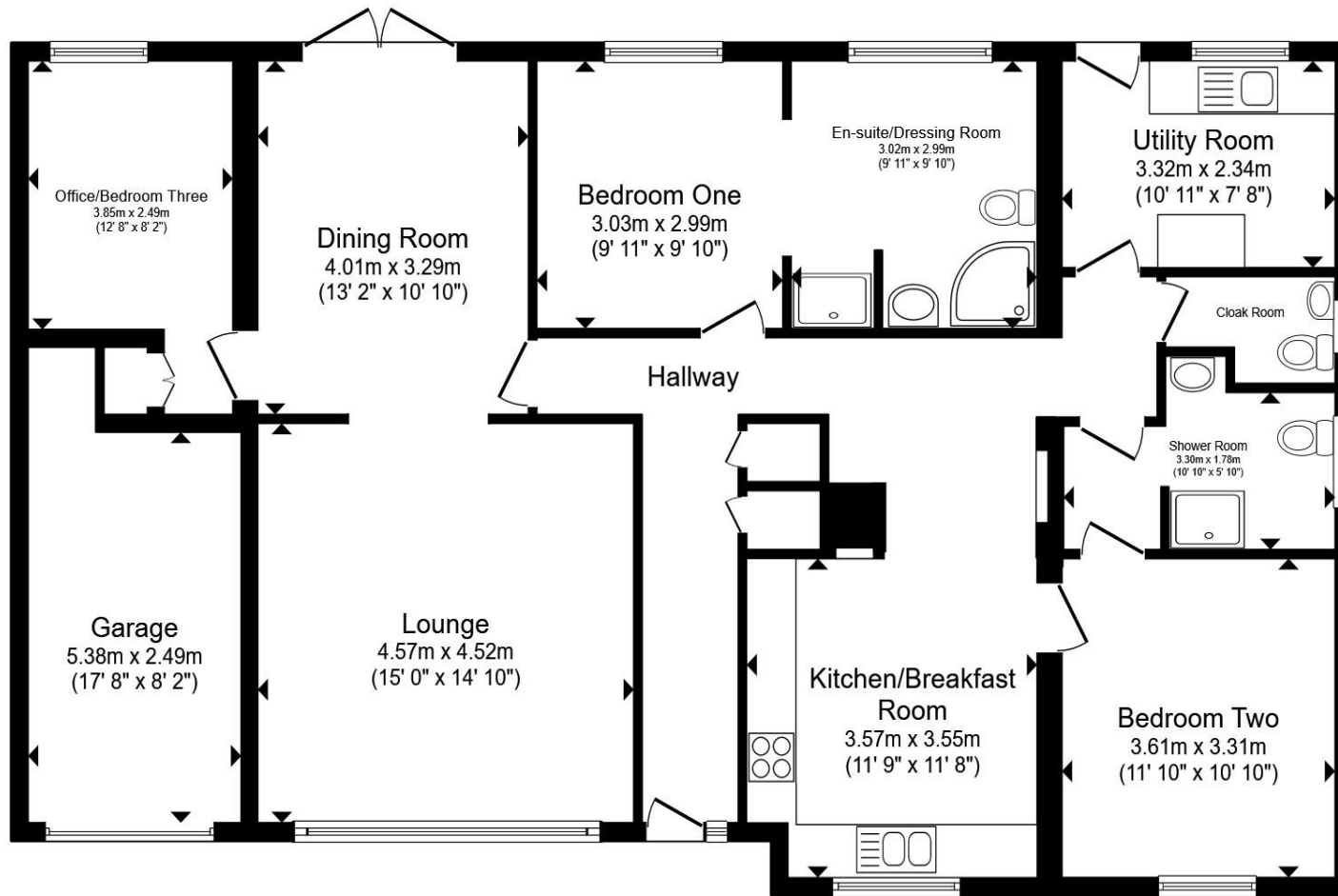
**Hollycroft Road, Emneth WISBECH PE14 8AY**

## Welcome to

### Hollycroft Road, Emneth WISBECH

Situated within a highly regarded village location close to local amenities, this spacious established detached bungalow offers versatile and well-appointed accommodation ideal for a wide range of buyers. The property provides two double bedrooms and a good size single third bedroom, with the principal bedroom benefiting from a dressing room and en-suite shower room, creating a superb private suite. Bedroom two enjoys access to a Jack and Jill en-suite, while bedroom three offers flexibility for use as a guest room, hobby room or study. The bungalow also features two reception rooms, providing excellent living and entertaining space, together with a useful utility room for additional practicality. A particular highlight is the refitted kitchen/breakfast room, thoughtfully updated with modern fittings and ample dining space. Externally, the property benefits from a single garage and multi-vehicle off-road parking. To the rear is a sunny west-facing garden, ideal for enjoying afternoon and evening sunshine. Combining generous accommodation, modern improvements and a desirable village setting, this is an excellent opportunity to secure a substantial detached bungalow in a sought-after location.





**Entrance Hall**

**Cloakroom**

**Dining Room**

**Lounge**

**Kitchen/Breakfast Room**

**Utility Room**

**Master Bedroom**

**Dressing Room**

**En-Suite**

**Bedroom Two**

**Jack And Jill En-Suite**

**Bedroom Three**

**Garage**

**Agents Note:**

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

Total floor area 140.9 m<sup>2</sup> (1,517 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](http://www.propertybox.io)



## Welcome to

### Hollycroft Road, Emneth WISBECH

- Established detached bungalow
- 2 Double Bedrooms & 1 Single Bedroom
- Two reception rooms
- Garage and off-road parking
- Sunny, west-facing rear garden

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

offers in excess of

# £310,000

### Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. Continue out of town and at the roundabout continue straight over. Follow the road along and turn left into Church Road, Emneth. Continue through the village of Emneth into Hollycroft Road where the property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB128581](http://williambrown.co.uk/Property/WSB128581)



Property Ref:  
WSB128581 - 0003

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