



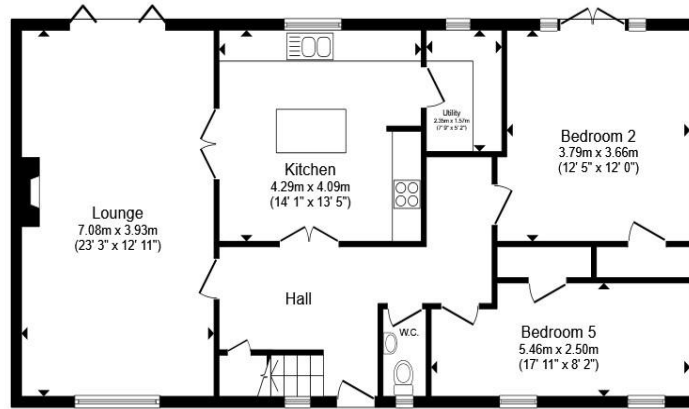
School Road, Marshland St. James Wisbech PE14 8EY

Welcome to

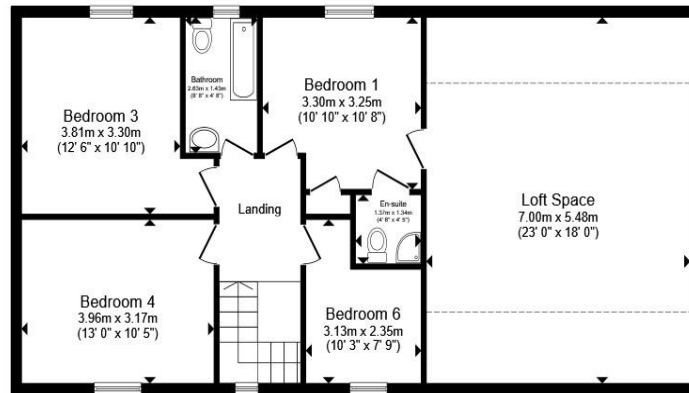
School Road, Marshland St. James Wisbech

A beautifully presented and generously proportioned four-bedroom detached family home, ideally situated in the highly sought-after village of Marshland St James. Approached via gated access, the property offers ample off-street parking with a spacious driveway, providing both convenience and privacy. Upon entering, you are welcomed by a large entrance hall which sets the tone for the rest of the home. To the left, a charming living room features a striking exposed brick wall with an open fireplace, creating a warm and inviting space. At the heart of the property lies a modern, well-equipped kitchen complete with a central island, double oven, and a range of integrated appliances-perfect for both everyday living and entertaining. The ground floor further benefits from a utility room, a convenient WC, and two additional generously sized reception rooms, offering flexible accommodation that could be used as further bedrooms, a home office, or playroom. Upstairs, the property boasts three well-proportioned double bedrooms and a comfortable single bedroom. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. Externally, the rear of the property features a large, low-maintenance garden, mainly laid to lawn with a patio seating area-ideal for outdoor dining and family enjoyment. Must see property! Upstairs includes three doubles, one single, a family bathroom, and en-suite. Large rear garden with patio and lawn.





Ground Floor



First Floor

Total floor area 196.5 m² (2,115 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



Entrance Hall

Lounge

Kitchen

Utility

Downstairs Wc

Downstairs Bedroom 2

Downstairs Bedroom 5

First Floor Landing

Bedroom 1

En-Suite

Bedroom 3

Bedroom 4

Bedroom 6

Bathroom

Loft Space

Agents Note:

Heating to the property is served by Oil heating and open fire in the living room. Please contact the branch for more details'

Welcome to

School Road, Marshland St. James Wisbech

- 4 Bed Detached House
- 3 Large Reception Rooms/ Could be Used as Extra Bedrooms
- Ample Driveway Parking
- Gated Access
- Modern Decor Throughout
- Ensuite to Master & Downstairs WC
- Spacious Enclosed Rear Garden
- Village Location

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WSB128546



Property Ref:
WSB128546 - 0002

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01945 464451



Wisbech@williambrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williambrown.co.uk