



Brown Ridges  
82 Clarkson Avenue | Wisbech | Cambridgeshire | PE13 2EA

FINE & COUNTRY

# NEW BEGINNINGS



With a setting in one of Wisbech's most desirable addresses, this detached family house blends the classic 1930s character exterior with a beautifully crafted and contemporary interior.

The house has been completely updated throughout by the current owners with meticulous attention to both style and practicality, resulting in a wonderfully light, airy and flexible living environment.



# KEY FEATURES

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- A Detached Family Home on a Desirable Road in Wisbech
- Four Bedrooms and a Family Bathroom
- Dual Aspect Kitchen/Diner with Bay Window
- Separate Utility Room and Ground Floor WC
- Living Room Open Plan to the Garden Room
- Established Garden with Shrubs & Underground Air Raid Shelter
- Double Garage and Two Single Garages with Further Off Road Parking to the Front of the Home
- Ideal Location for the Grammar School and Town Centre
- The Accommodation extends to 2,003sq.ft
- Energy Rating: E

With four generous bedrooms, a stunning open-plan kitchen/diner, and a peaceful garden showcasing a unique historic feature, this home combines family-friendly living with easy access to local schools and shops, all while preserving its period character.

## Property Background

Built in 1931, the property is a classic Wisbech home, showcasing the robust materials and elegant proportions typical of its era. "There's a lovely sense of history here – the house has stood for nearly a century, and we wanted to honour that as we modernised every aspect," the owners explained. They have updated the house to contemporary standards while keeping cherished original features like the stained-glass window on the landing.

## So Much To Offer

Asked what first drew them to the property, the owners said, "Its perfect location in a desirable postcode in Wisbech." The heart of the home is the welcoming, light-filled kitchen/diner, tailored for gatherings both large and small. "When we first viewed the house, it was definitely the location that first attracted us, but we also saw the potential in the interior and how we could improve it. And now we love how the kitchen/diner just brings everyone together." Their efforts to improve the property have maximised light, space and usability, creating an open and social layout ideal for busy lives and special occasions alike. "We love the way the house flows – there's room for everyone but a real sense of connection."





# KEY FEATURES

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## Labour Of Love

The renovation has been a labour of love. “We had the whole house re-wired, installed new bathrooms and a utility, put in new flooring and bifold doors and new oak doors. It’s also had new chimneys, new stylish radiators throughout and all the walls and ceilings have been replastered along with new insulation throughout. But the biggest change was opening up some of the rooms to maximise the space – the result is a home that feels open, airy, and wonderfully usable.”

## Favourite Spaces

The kitchen/diner’s size and versatility make it the hub of the house and a favourite space for the owners, whether hosting friends, celebrating family milestones or enjoying quiet weekday breakfasts. Elsewhere, the breezy entrance hall – with the original 30s staircase and the stained-glass feature on the landing upstairs – offers a striking welcome. “It gives you such a strong first impression that makes the whole place feel alive and welcoming,” they reflected.

## The Outside

Stepping outside you find an established rear garden bordered by mature shrubs and a lawn perfect for relaxation or play. A unique feature is the original underground air raid shelter, now safely hidden beneath a rockery – a conversation piece and a piece of history. “It’s a wonderful garden: there’s so much privacy here and somewhere to enjoy the changing seasons. It always feels like a real haven,” the owners said. Shared vehicle access via a private drive leads from Townsend Road to the double garage at the rear and there’s also two single garages there too, so providing secure parking for four vehicles and practical storage for the property. The double garage can also be accessed from the garden via a single courtesy door.

## What Makes It Special

Reflecting on the property, the owners shared, “Everything is here for you – it’s a two-minute walk to the school, the park and shops, all on your doorstep. We are so close to the town centre and GPs surgery. It’s such a convenient place to live and grow as a family.”

























# INFORMATION

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## On The Doorstep

The market town of Wisbech is known for its rich heritage and is often referred to as the 'Capital of the Fens'. The town's history dates back to the seventh century and it boasts a wealth of well-preserved Georgian and Victorian architecture. Wisbech offers a wide range of amenities, making it a well-rounded and convenient place to live, with easy access to the various supermarkets, eateries, schools and other facilities. The local grammar school is just minutes away on foot, and the property is also within a short drive of several good pubs, including The Red Lion which is located on N. Brink and offers a widely acclaimed Sunday lunch. Fitness enthusiasts can take advantage of the nearby Hudson Leisure Centre, a sports centre which boasts a swimming pool, gym and a range of exercise classes in addition to a soft play centre for children. The vibrant marketplace and the High Street, lined with local, independent shops, cater to all your shopping needs. There is plenty to explore locally, with picturesque walks to enjoy. For enthusiasts of local history, the nearby National Trust owned Peckover House, a townhouse and gardens also located on N. Brink, provides a fascinating window into the Georgian era.

## How Far Is It To?

The property is exceptionally well located for both local amenities and wider travel. King's Lynn, with its mainline rail station offering regular services to Cambridge and London Kings Cross, is approximately 13 miles away by car. The Sandringham Estate is around 20 miles by road, while the beaches of the North Norfolk coast at Hunstanton are 28 miles away. March station, 10 miles distant, offers direct trains to Ely, Cambridge and Peterborough, and Peterborough itself is about 24 miles by car, with fast rail links to London and the north.

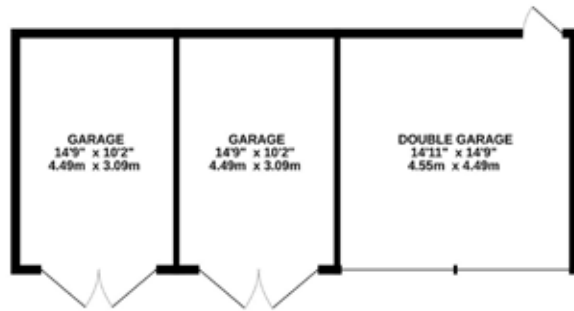
## Directions

From the Wisbech Freedom Bridge roundabout, take the B198 Lynn Road signposted Walsoken & Port Area, and turn right into Clarkson Avenue, where the property will be found on the righthand side, as identified by a Fine & Country For Sale Board.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Fenland District Council - Council Tax Band D  
Freehold

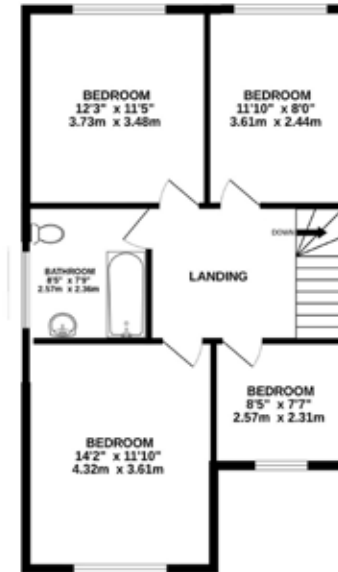
GARAGES



GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



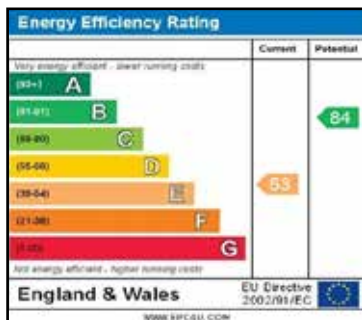
1ST FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



FLOORPLAN DOES NOT INCLUDE GARAGE ON S.Q.M

TOTAL FLOOR AREA : 2003 sq.ft. (186.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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