



Sutton Park, Sutton Road, Leverington, Wisbech, PE13 5DR

Welcome to Sutton Park, Sutton Road, Leverington, Wisbech

- Show home now open Thursday-Monday 10am-5pm, Please call to arrange a Viewing!
- Thoughtfully designed new home development in a desirable location
- Premium specification and high quality finishes as standard
- Choice of kitchen, flooring and tiles subject to point of reservation
- Air source heating and B rated EPC with low running costs providing piece of mind

Tenure: Freehold EPC Rating: Exempt

£240,000

*** PLOT 74 THE HAWTHORN *** Our very popular well-proportioned, double fronted 3 bedroom semi-detached family home, This property is finished to a high specification and includes a single garage and driveway parking***



Ground Floor
Kitchen/Dining Room
17' 10" x 10' (5.44m x 3.05m)
Utility Room
6' 6" x 5' 4" (1.98m x 1.63m)
Lounge
17' 10" x 10' (5.44m x 3.05m)
First Floor
Bedroom One
11' 11" x 10' (3.63m x 3.05m)
En-Suite
Bedroom Two
10' 7" x 10' (3.23m x 3.05m)
Bedroom Three
8' 4" x 6' 6" (2.54m x 1.98m)
Bathroom
Outside

view this property online williamhbrown.co.uk/Property/WSB128607



Property Ref:

WSB128607 - 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.

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.



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