

DIRECTIONS

SATNAV: PE14 7PA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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School Lane Walpole St. Peter Wisbech PE14 7PA

THREE BEDROOM DETACHED HOUSE WITH GARAGE

Wisbech

£375,000 Freehold

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sales@brittons.net





ENTRANCE HALL 15'10" x 5'10" (4.57m³.05m³ x 1.52m³.05m³)
 Polished tiled flooring, stairs to first floor, single panel radiator, cloakroom, under stairs storage space.

W C
 Polished tiled flooring, heated towel rail, obscured window to front, W.C, hand wash basin with vanity unit.

KITCHEN 17'10" x 11'02" (5.18m³.05m³ x 3.35m³.061m)
 Polished tiled flooring with underfloor electric heating (individual room control), vertical panel radiator, fully fitted kitchen with integrated dishwasher, large wine/drinks fridge, integrated ovens, dual microwave and high-end coffee machine, french doors to rear and window to front, utility room.

UTILITY ROOM 5'11" x 4'01" (1.52m³.35m³ x 1.22m³.030m)
 Polished tiled flooring, space and plumbing for washing machine, plenty of cupboard space, sink with drainer.

LOUNGE 15'06" x 15'01" (4.57m³.83m. x 4.57m³.030m)
 Fitted carpet, double radiator, window to front and large patio doors to rear with stunning field views.

ANNEXE HALLWAY
 Wood effect laminate flooring, with electric underfloor heating, VELUX skylight, windows to front and rear, leading to Bedroom 3 and 4/Study.

BEDROOM THREE 13'00" x 9'04" (3.96m³.00m³ x 2.74m³.122m)
 Wood effect laminate with underfloor heating (individual room control). French doors to garden, en-suite.

ENSUITE - BEDROOM THREE
 Tiled flooring, heated towel rail, walk-in shower enclosure, hand wash basin with vanity unit, W.C, obscured window to front.

STUDY 12'09" x 8'01" (3.66m³.274m³ x 2.44m³.030m)
 Wood effect laminate with underfloor heating (individual room control). Patio doors to rear garden.

LANDING
 Fitted carpet, leading to all rooms, window to front.

BEDROOM ONE 15'06" x 15'02" (4.57m³.83m³ x 4.57m³.061m)
 Fitted carpet, window to front and large double height window to rear with open field views and a third window to the side aspect which offers views of the Walpole St Peter Parish church, double radiator. En-suite.

ENSUITE 8'00" x 6'00" (2.44m³.00m³ x 1.83m³.00m)
 Tiled flooring, walk-in shower enclosure, hand wash basin, W.C, obscured window to rear.

BEDROOM TWO 11'02" (max) x 10'11" (3.35m³.061m³ (max) x 3.05m³.35m³)
 Fitted carpet, double radiator, large window to rear with open field views.

BATHROOM 7'07" (max) x 6'08" (2.13m³.213m³ (max) x 1.83m³.244m)
 Tiled flooring, heated towel rail, obscured window to front aspect, fitted bath with overhead shower attachment, hand wash basin, W.C.

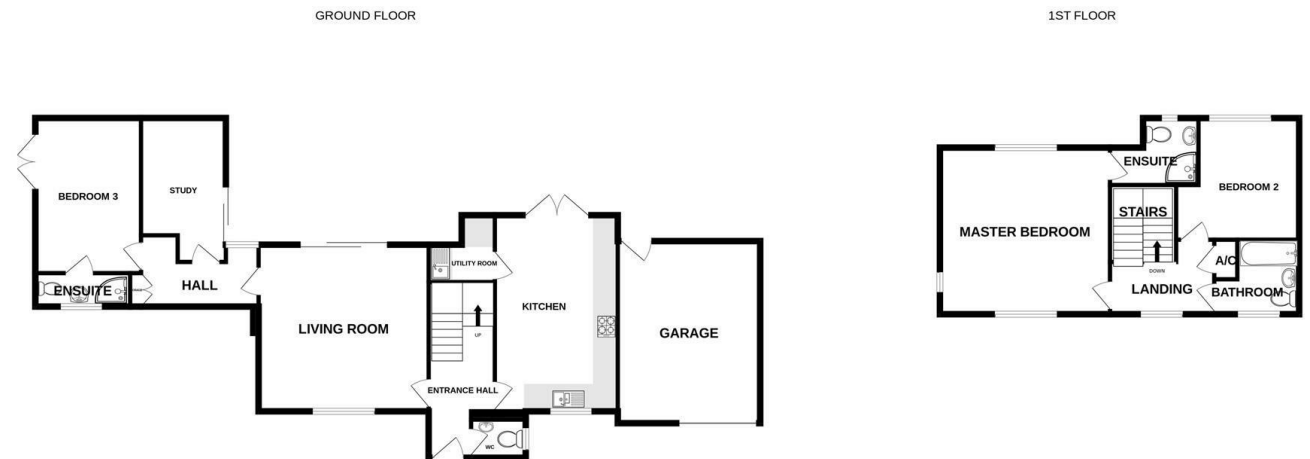
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

Nestled in the charming village of Walpole St. Peter, this delightful three-bedroom detached house with adjoined annexe on School Lane offers a perfect blend of comfort and tranquillity. Built in 1989, the property boasts a spacious reception room that welcomes you with warmth and light, making it an ideal space for both relaxation and entertaining. The house features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. With two bathrooms, morning routines are made easy, ensuring convenience for all residents. One of the standout features of this property is the stunning field views that can be enjoyed from various vantage points within the home. These picturesque surroundings create a serene atmosphere, perfect for those who appreciate the beauty of nature. Additionally, the property includes a garage and off-road parking, offering practicality and ease for everyday living. The village location enhances the appeal, providing a sense of community while still being within reach of local amenities. This charming home is an excellent opportunity for anyone seeking a peaceful lifestyle in a beautiful setting. Don't miss the chance to make this delightful property your own.



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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