



Guide Price £250,000

2 Bedroom Detached House for sale
28 Tinkers Drove, Wisbech





Overview

A unique 2-bed detached home with a gated driveway, garage and private walled garden - well placed for routes to Cambridge, Norwich and London connections.



Key Features

- Unique 2-Bedroom Detached Home
- Two Separate Reception Rooms Plus a Modern Kitchen
- Useful Utility Room, Cloakroom and Ample Storage
- Two Generous Double Bedrooms with Air Conditioning
- Large 4-Piece Bathroom
- Private Walled Rear Garden with Seating Area and Shed
- Garage Suitable for Parking, Storage, Gym, Workshop or Home Office
- Spacious Gated Driveway
- Well Placed for Road and Rail to Cambridge, Norwich and London
- Walking Distance of Schools and Shops





Welcome to Tinkers Drove, Wisbech. This unique two-bedroom detached home is as practical as it is generous and inviting. A well-proportioned option with a layout that suits real life - whether you're buying your first place, downsizing, or looking for period appeal. It's also well positioned for commuters who need strong road and rail links to Cambridge, Norwich and onward London connections.

The ground floor offers two distinct living spaces: a snug/dining room (depending on your home dynamics) and a separate living room to unwind in. The modern kitchen sits close by, with a view into the courtyard, the perfect space for morning beverages, quiet reading, and alfresco dining. Completing this floor, the utility room is an ample space that adds convenience, plus a cloakroom and abundant storage you can only appreciate in person.

The first floor opens with a bright landing leading to two double bedrooms and a generous 4-piece bathroom finished to a high standard. With summer temperatures increasing, both bedrooms have fitted air conditioning for utmost comfort, and one includes large double wardrobes.

Outside, the rear walled garden opens up beautifully via the courtyard, offering a non-overlooked space with plenty of mature foliage, an additional seating area and a good-sized shed. The garage adds even more useful space: boarded out with spotlights and plenty of sockets, it would function well as a spacious office, workshop, or gym. Likewise, the remote-controlled electric door and overall dimensions make it ideal for parking. A large driveway with wrought iron gates sits at the front.

This home has striking features and great benefits, all within easy reach of corner shops, larger amenities, schools, and great walks, including a local tennis and climbing club. Call us 24/7 to book your viewing.

What3Words: [///possibly.cherished.escapes](https://www.what3words.com/possibly.cherished.escapes)



Living Room

12' 11" x 12' 0" (3.94m x 3.66m)

Fitted carpet, dual-aspect timber-framed sash double-glazed bay window to the front and side window with fitted venetian blinds, coving, ceiling light, woodburner set in an inglenook fireplace with stone mantel and tiled hearth, radiator, multiple sockets and TV aerial.

Snug - Living Room

12' 0" x 11' 9" (3.66m x 3.60m)

Fitted carpet, timber-framed double-glazed sash window, ceiling light, coving, multiple sockets, TV aerial and radiator.

Kitchen

11' 10" x 8' 6" (3.62m x 2.61m)

Tiled flooring, dual-aspect timber-framed double-glazed window with fitted venetian blinds, base and wall-mounted units with soft-close, stone worktops, ceramic undermounted sink, electric hob, oven and extractor hood, integrated dishwasher, multiple sockets, radiator, spotlights and worktop lights.

Utility Room

9' 7" x 6' 2" (2.94m x 1.88m)

Tiled flooring, dual-aspect uPVC double-glazed windows with fitted venetian blinds, worktop, double base cupboard, houses the gas boiler, space for 3 machines (washing, drying, dishwasher), ceiling lights, radiator and multiple sockets.

Bedroom One

12' 0" x 11' 9" (3.67m x 3.60m)

Fitted carpet, timber-framed double-glazed sash window with venetian blind, non-fitted double wardrobe with sliding doors, wall-mounted aircon unit, radiator, ceiling light and multiple sockets.

Bedroom Two

12' 7" x 10' 8" (3.85m x 3.26m)

Fitted carpet, timber-framed double-glazed sash window, wall-mounted aircon unit, feature period fireplace, ceiling light, coving, radiator and multiple sockets.

Bathroom

11' 9" x 8' 6" (3.60m x 2.61m)

Polished porcelain floor and wall tiles, timber-framed double-glazed sash window with fitted venetian blind, dual Vanity wash hand basins, large wall-mounted mirror, freestanding double-ended bath, large shower space with pebble-effect flooring, glass screen, shower mixer and large ceiling-mounted rainfall shower, spotlights, shaver socket and full-height heated towel rail.

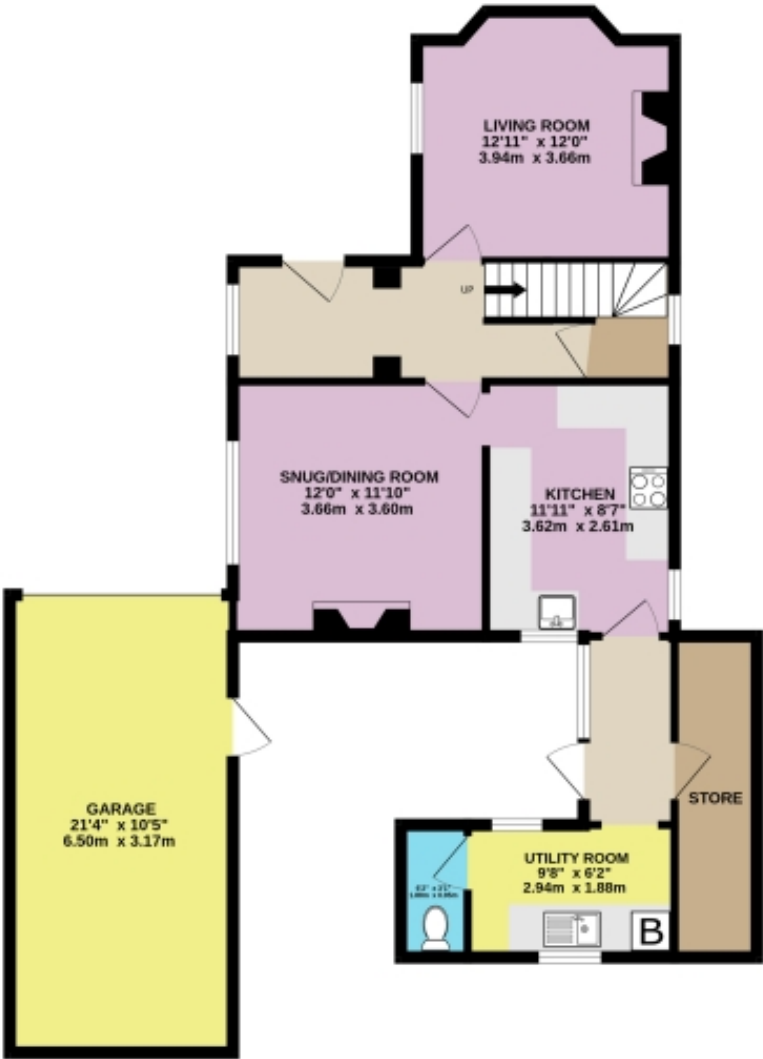
Garage

21' 3" x 10' 4" (6.50m x 3.17m)

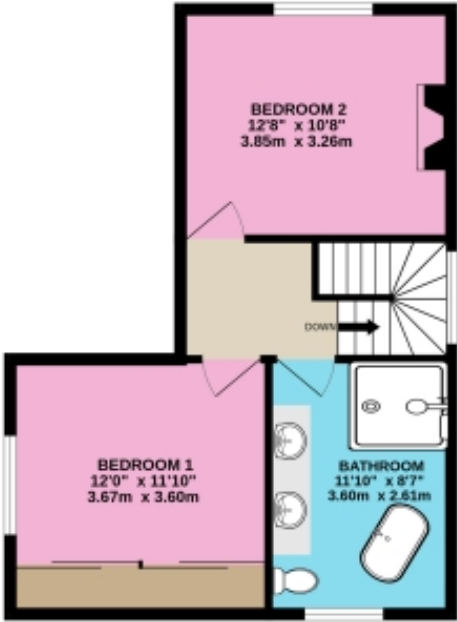
Concrete base, electric garage door, spotlighting and multiple sockets.

Floorplans

GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



2-BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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