



**Chapnall Road, Wisbech, PE13 3TU**

**Welcome to**

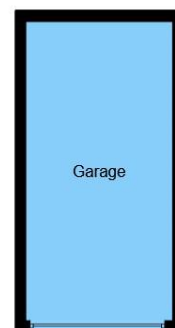
## **Chapnall Road, Wisbech**

LOOKING FOR A BEAUTIFUL BUNGALOW? Situated at the bottom of a private cul de sac, this stunning detached bungalow provides well-proportioned accommodation throughout and viewing is highly recommended! With three double bedrooms (the master having en-suite facilities) and a 19' lounge with wood burning stove and views over the rear garden, the hub of the home is an amazing 19' kitchen/dining room which is fully integrated with granite worktops and a central island with breakfast bar. The sociable feel of the property continues outside where in the rear garden you will find a covered, decked seating area as well as a timber summer house. Multi-vehicle off-road parking and a detached single garage tick the final boxes!





**Floor Plan 1**



**Garage**

**Kitchen/Dining Room**

19' 5" x 19' 2" ( 5.92m x 5.84m )

**Lounge**

15' 6" x 19' 2" ( 4.72m x 5.84m )

**Inner Hallway**

**Master Bedroom**

11' 9" x 11' 3" ( 3.58m x 3.43m )

**En-Suite**

5' 6" x 6' 10" ( 1.68m x 2.08m )

**Bedroom Two**

11' 5" x 9' 3" ( 3.48m x 2.82m )

**Bedroom Three**

11' 9" x 9' 4" ( 3.58m x 2.84m )

**Family Bathroom**

7' 7" x 5' 4" ( 2.31m x 1.63m )

**Detached Garage**

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.focalagent.com](http://www.focalagent.com)



**Welcome to**

## **Chapnall Road, Wisbech**

- Stunning detached bungalow
- Three double bedrooms with en-suite to master
- Amazing 19' kitchen/dining room
- Detached single garage
- Private cul de sac location

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: B

### **Directions to this property:**

From the Wisbech Freedom Bridge roundabout, take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. At the mini roundabout proceed straight on and continue along. Turn right into Chapnall Road where the property is on the right hand side, down the private cul de sac.

**£350,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB126538](http://williamhbrown.co.uk/Property/WSB126538)



Property Ref:  
WSB126538 - 0008

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@williamhbrown.co.uk](mailto:Wisbech@williamhbrown.co.uk)



20 High Street, WISBECH, Cambridgeshire,  
PE13 1DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**