



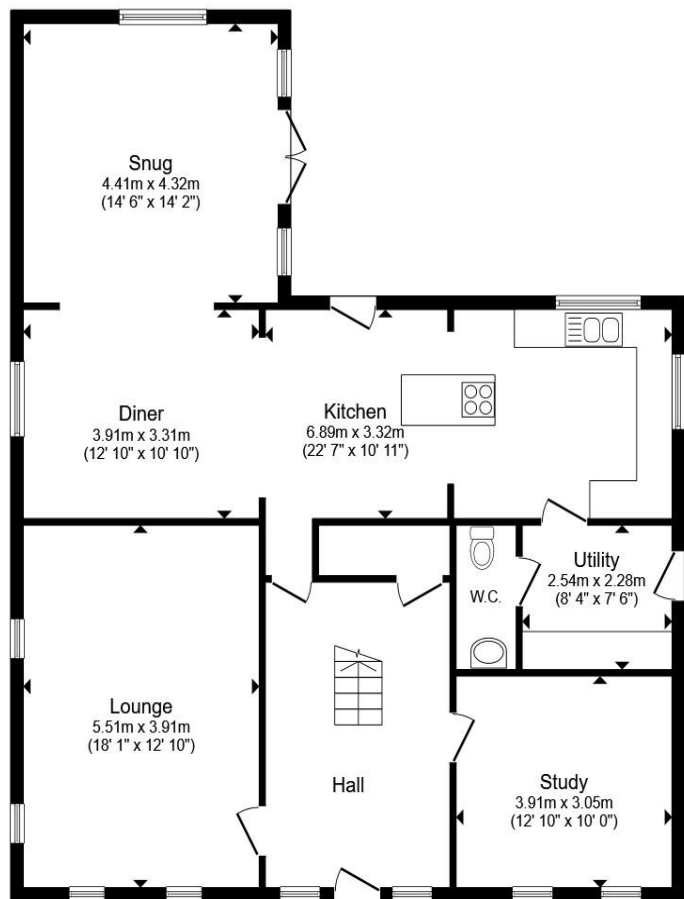
Woodland, Seadyke Bank, Murrow, Wisbech, PE13 4AF

Welcome to

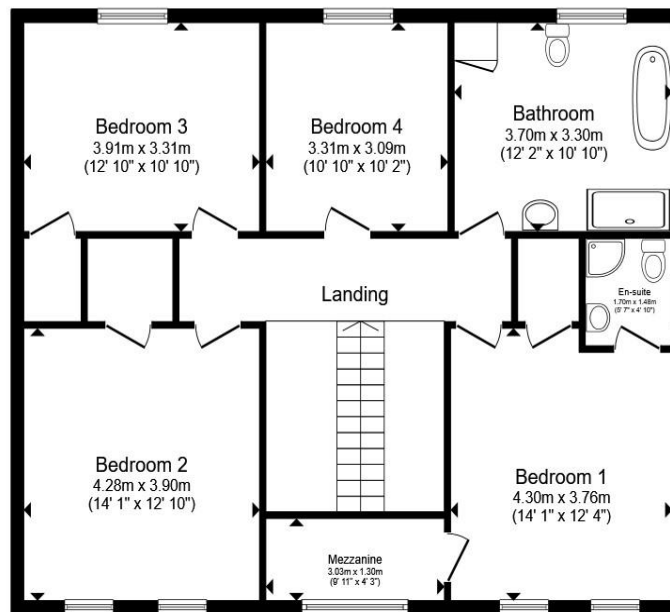
Woodland, Seadyke Bank, Murrow, Wisbech

This impressive and characterful detached residence offers beautifully presented and highly versatile living accommodation, set within a generous plot with ample parking and deal for modern family living. A striking entrance hall with a solid wood staircase and floor-to-ceiling windows creates a bright and welcoming first impression. The ground floor provides excellent living space, including a spacious lounge, separate study, and a superb open-plan kitchen, breakfast, dining and family area. The well-appointed kitchen features fitted units and a central island, flowing through to the dining area and a stunning family room with exposed brickwork, a vaulted ceiling, and French doors opening onto the garden—perfect for both relaxing and entertaining. A utility room and cloakroom complete the ground floor. Upstairs, a galleried landing leads to four generous double bedrooms. The principal bedroom benefits from a walk-in wardrobe, en-suite, and balcony access, while two further bedrooms also include walk-in storage. A stylish four-piece family bathroom completes the accommodation. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 219.9 m² (2,367 sq.ft.) approx

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.propertybox.io



Entrance Hallway

Lounge

Study

Kitchen / Diner

Utility

Downstairs Wc

Snug

First Floor Landing

Bedroom One

En-Suite

Mezzanine

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Agents Note:

'There is a easement on the title, please enquire with the branch' - Shared Driveway.

'Waste from the property is served by Septic Tank. Contact the branch for more details'.

'Heating to the property is served by Oil Heating. Please contact the branch for more details'

Welcome to

**Woodland, Seadyke Bank, Murrow,
Wisbech**

- FOUR DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- NO ONWARD CHAIN
- DRIVEWAY PARKING
- THREE RECEPTION ROOMS
- OPEN PLAN MODERN KITCHEN

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£435,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128773



Property Ref:
WSB128773 - 0004

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



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk