



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

Welcome to Sutton Park, Sutton Road, Leverington, Wisbech

- **Show home open Thursday-Monday 10am-5pm. Please call to arrange a viewing! **
- Generous garden and large natural stone patio.
- Premium specification included as standard
- Modern open-plan Kitchen / Diner with separate utility room
- En-suite to master bedroom

Tenure: Freehold EPC Rating: Exempt

£265,000

Plot 75 Hawthorn - 3 bedroom Semi-detached family home. High specification finish with appliances included. Single garage and driveway parking for 2 cars. Accommodation comprising of Kitchen/Diner, Lounge, downstairs wc, 3 Bedrooms, En-suite and Family Bathroom.



Ground Floor

Lounge

17' 10" x 10' (5.44m x 3.05m)

Kitchen / Diner

17' 10" x 10' (5.44m x 3.05m)

Utility

6' 6" x 5' 4" (1.98m x 1.63m)

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

Additional Information

- Selection of internal choices available subject to build stage at point of reservation
- Heated by Air Source Heat Pumps
- Oak panelled doors with chrome handles and hinges
- Landscaped front garden and turf to rear garden with large slate patio.
- External lights to front and rear
- EV Charging Point, outside tap and external double socket included.
- 10 year structural warranty
- All plots subject to yearly estate charge for maintenance of the development.

view this property online williamhbrown.co.uk/Property/WSB128887



Property Ref:

WSB128887 - 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.

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