



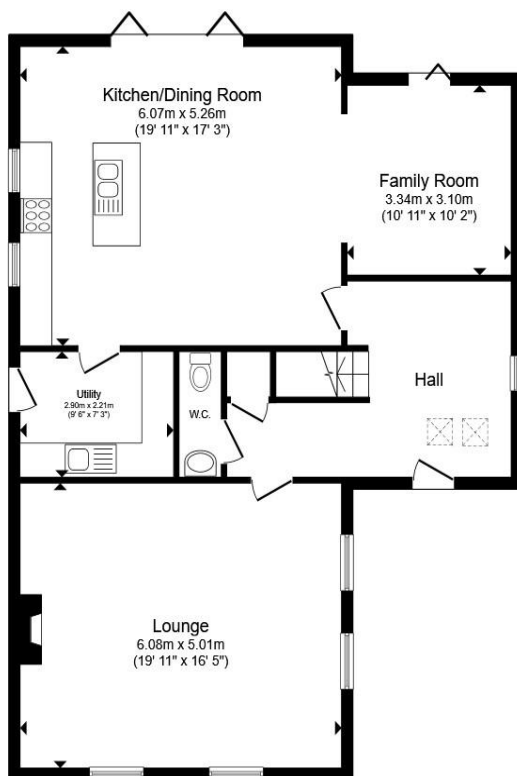
Walton Road, Marshland St. James Wisbech PE14 8DP

Welcome to

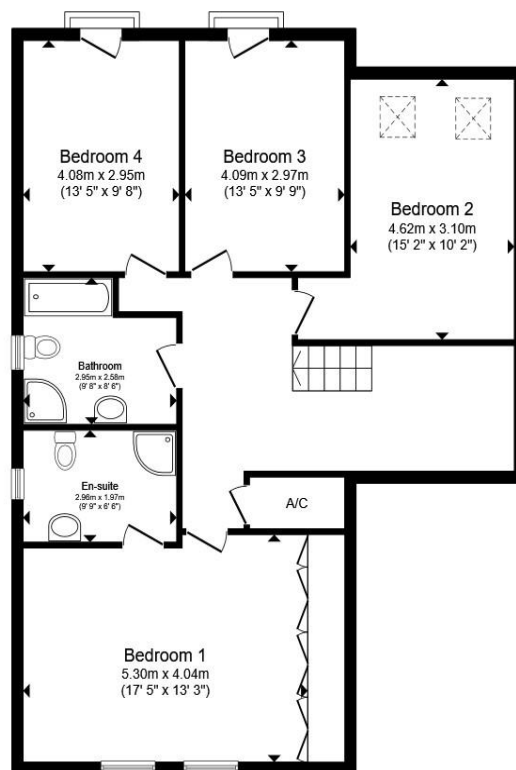
Walton Road, Marshland St. James Wisbech

Nestled within a highly regarded village setting with field views to the rear, this executive detached residence occupies a generous plot extending to in excess of 0.25 acres (S.T.S.) and is offered to the market with no onward chain. A striking double-height reception hall creates an immediate impression upon entering the home with the superb 20ft lounge providing an inviting space for relaxation, centred around a charming wood-burning stove, whilst the heart of the home is undoubtedly the impressive 20ft fully integrated kitchen which seamlessly opens into the adjoining family room, creating an excellent social space for everyday living and entertaining. A useful utility room and downstairs cloakroom further enhance the practicality of the ground floor accommodation. To the first floor, there are four generous double bedrooms, with the principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Externally, the substantial rear garden enjoys a pleasant outlook across open fields, and also benefits from a home office/gym.

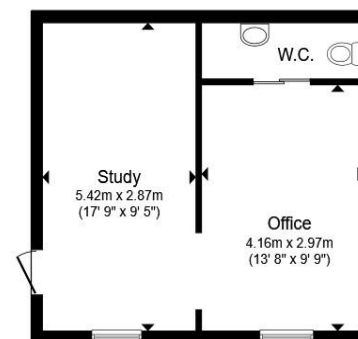




Ground Floor



First Floor



Outbuilding

Entrance Hall

Downstairs Cloakroom

Lounge

Kitchen/Dining Room

Family Room

Utility Room

First Floor Landing

Master Bedroom

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Study

Office

Wc

Total floor area 230.9 m² (2,486 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

Welcome to

Walton Road, Marshland St. James Wisbech

- Modern executive detached house
- Four double bedrooms with en-suite to master
- Two reception rooms
- Home office and gym
- No onward chain

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

£425,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128985



Property Ref:
WSB128985 - 0002

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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