



THE STORY OF

57b North Brink

Wisbech, Cambridgeshire

SOWERBYS



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57b North Brink

Wisbech, Cambridgeshire
PE13 1JX

Detached Family Home

Open Plan Kitchen/Dining/Sitting Room
and a Substantial Kitchen Island

Underfloor Heating to Ground Floor

Six Double Bedrooms

Two En-Suites, Two Full Bathrooms and a Cloakroom

Separate Reception Room and a Further Study

Block Paved and Gravelled Drive and Double Garage

Large Patio Area and Mature Trees and Shrubs

Quiet and Private Location in an Executive Development

Sold with No Upward Chain

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“The kitchen/sitting room is so open and light...”

An impressive executive home, positioned in a private and exclusive development of only four dwellings.

57b North Brink is certainly deceptive in appearance; its considered design and clever use of reclaimed materials give the first impression of a long standing build, opposed to its modern construction.

On entering the property, a spacious and stylish reception hall greets you. Warm wooden flooring underfoot, and a

contemporary glass balustrade allowing natural light to pour down the stairs and into this welcoming space.

Walking through from the hallway to the centrepiece of this home, a large open plan kitchen/dining and sitting room. This is an extremely social area, a truly multifunctional space that merges with the garden very well through bi-fold doors and large picture windows.





A way from this sizeable open plan zone of the home, one can easily retreat to a separate sitting room with dual aspect windows, perfect for more intimate cosy nights in. If work requires you to operate from home, then a well-equipped study is another useful room on offer here.

The first floor gallery landing offers splendid views over the garden and the ground floor accommodation below. From here you can access the family bathroom and four double bedrooms, two with en-suites, as well as a walk-in dressing room and a balcony to the main principal bedroom.

And it doesn't stop there! Ascending to another floor of the house, where a further two bedrooms and bathroom are available.





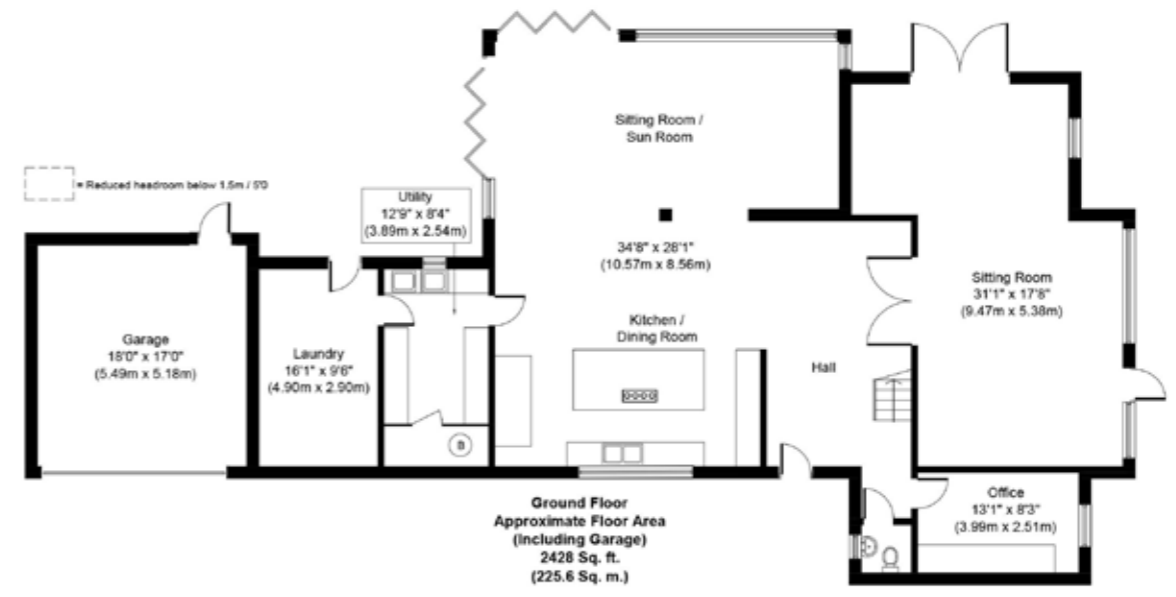
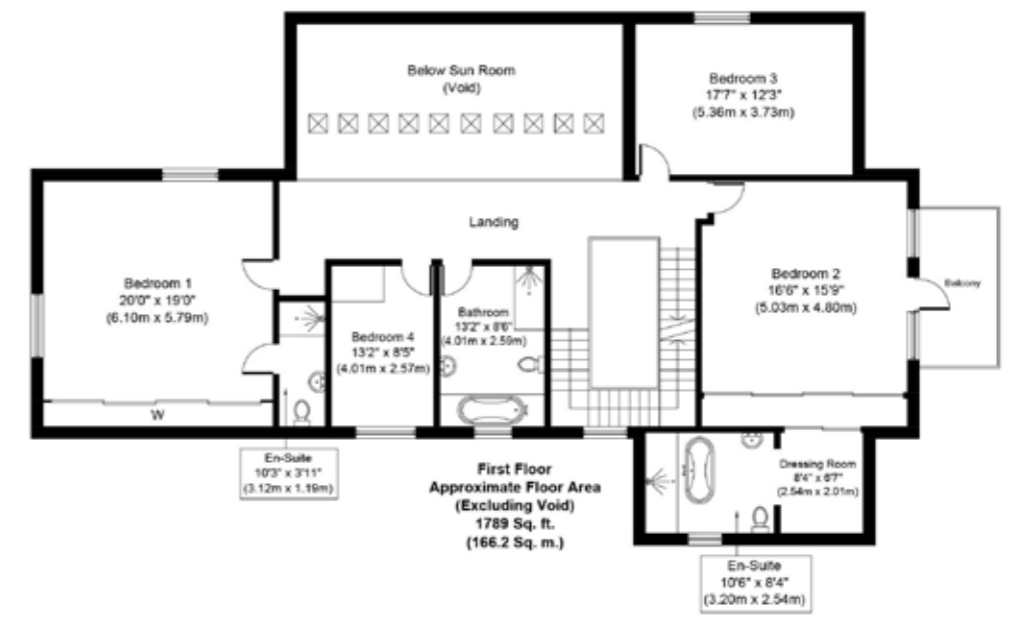
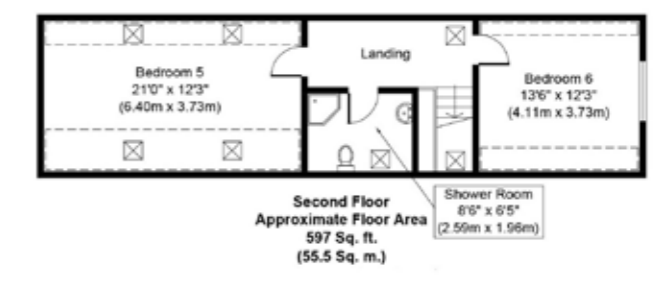
The outside space has been designed to be of low maintenance. To the front, a block paved and gravelled drive leading to the double garage provides ample off-road parking. The rear garden complements the property, with a large patio area perfect for entertaining - whilst the lawn and mature trees will nicely soften this outside space.

A superb family home, the current owners name it 'a little piece of paradise'.





“Such a peaceful and calm home - it’s our little piece of paradise.”



SOWERBYS — a new home is just the beginning

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS



Wisbech

IN NORFOLK
IS THE PLACE TO CALL HOME



Commonly known as the Capital of the Fens, the attractive and historic market town of Wisbech is renowned for its elegant Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering locally grown produce and plants.

Explore the surroundings by taking a leisurely walk through the tranquil gardens in the heart of the town centre, which have been awarded a commendation award for Innovation for its links to the town's Merchant Trail. The Merchant's trail shares the history of the many famous characters of the town, telling the story of how Wisbech became one of the most prosperous ports in the country during the 18th and 19th centuries.

Wisbech Park is just a five minute walk from the town centre. Extending to over 12 acres, the facilities include tennis courts, bowls green, two children's play areas and a multi-use games area for five-a-side and basketball.

Once owned by a Quaker banking family for over 150 years, Peckover House and Gardens is a classic Georgian merchant's town house, which is certainly worth a visit. Now in the care of National Trust, Peckover House is an oasis hidden away from the town centre with two acres of beautiful Victorian gardens.

Perfectly situated to access all that Norfolk has to offer, from beaches to forests, yet still a stone's throw from our neighbouring counties and both King's Lynn and the city of Peterborough, possessing excellent rail links.

With copious history and a connected future, Wisbech is a market town to be envied.



Note from the Vendor



Hunstanton seafront

“There are some great places to explore along the river to the Wash - to Guyhirn in one direction and Hunstanton in the other.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating, with underfloor heating to the ground floor.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 0346-2871-7217-9396-6131

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

AGENT'S NOTES

The dwelling can only be used for a single family residential unit. The property benefits from right of way over the drive. There will be shared responsibility for landscaping, gravel, pumping station and electric gates and any other maintenance costs. In 2021 the cost was £248 per household.

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