



INTRODUCING

Osprey House

Marshland St James, Wisbech

SOWERBYS

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Osprey House

School Road, Marshland St James, Wisbech
PE14 8EY



Detached Family Home Measuring Around 2,680 sq.ft.

Four or More Double Bedrooms

Two With En-Suites

Principal Bedroom with Dressing Area,
En-Suite and Juliette Balcony

Separate Sitting Room

Snug, Study and Utility

Ample Off-Road Parking and Double Garage

Enclosed Rear Lawn Garden with Terrace

Village Location

Field Views to Fton and Rear



SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



Set well back from any passing traffic and enjoying generous plots with rear views over the neighbouring paddocks and fields beyond, The Paddocks are a handsome collection of just four enviable family homes, each versatily arranged over three storeys.

Osprey House stands proudly back from any passing traffic and is approached over a smooth gravel chip driveway, providing ample off-road parking and access to a detached double garage.

A grey porcelain pathway frames this generous family home, complementing a broad sun terrace to the rear garden which is accessed through a private timber side gate.



Entering beneath an oak framed tile covered canopy this impressive property opens into a broad entrance hallway with separate doors leading to warming sitting room with a feature exposed brick fireplace, a handy snug and a cloakroom. A further door from the hallway welcomes the signature heart of this sociable family home, a comprehensive kitchen with a utility and an open dining and family area with bi-folding doors to a rear terrace.

“An exceptional and extremely generous new home, with fantastic countryside views.”

To the first-floor, a galleried landing leads to a four-piece family bathroom and four double bedrooms, two with ensuite and with a principal bedroom boasting a dressing area, ensuite and Juliette balcony.

The remaining rooms to the second-floor gift this home a depth of versatility to readily meet needs of todays modern family lifestyle, whether as a home office, a gaming room, a space for solace or simply somewhere accessible to store keepsakes for another day.



Specification

YOUR EXCEPTIONAL NEW HOME



Exterior finishes

- Anthracite roof tiles over antique style red brickwork.
- Decorative brick facias with galvanised guttering and downpipes.
- Anthracite UPVC windows and composite doors.
- Tar and gravel chip driveways.
- Grey porcelain pathways and terrace.
- Anthracite electric garage roller doors.
- Post-box and galvanised lighting.
- Featheredge timber fencing and side gate.
- Grass lawns and outside tap.

Internal finishes

- A mix of Farrow & Ball white and grey painted walls and woodwork.
- A mix of white and grey doors with chrome ironmongery.
- Fitted wardrobes to principal bedrooms.
- A mix of luxury vinyl tiling or carpeting to reception rooms.
- Luxury vinyl tiling to hallways, kitchens and wet areas.
- Carpeting to landings and bedrooms.
- A mix of pendant and spot lighting.
- Smoke detection system.

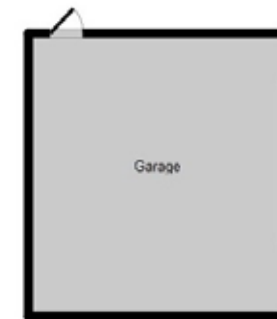
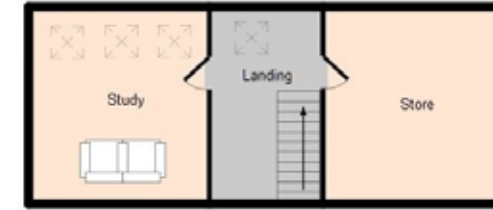
Kitchen finishes

- A mix of light and dark grey and blue shaker style units with chrome handles.
- A mix of white and grey vein Quartz worktops, upstands and splashbacks.
- White composite sink with chrome taps.
- Neff oven, microwave, warming drawer, hob and extractor.
- Neff fridge, freezer and dishwasher.
- Integrated bins.
- Bathroom finishes
- White sanitary ware with chrome taps.
- Walk-in showers with panelled wall coverings.
- Heated towel radiator and wall mirror.

General

- 10- year professional consultants certificate warranty.
- Manufacturers warranty on appliances.
- Mains water and drainage.
- Air source heating pump.
- Underfloor heating to ground floor and radiators to first and second floors.





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

Marshland St James

IN NORFOLK
IS THE PLACE TO CALL HOME



Resting amidst a patchwork of rich agricultural fields and woven between the tapestry of former marshland dykes and tributaries, tracing their way back the Great River Ouse, is the picturesque fenland village of Marshland St James.

With both a Nursery School and a Primary School, as well as nearby secondary schooling and a very modern, engaging Community Hall beating at its heart, Marshland St James affords a modern solution to a rural family lifestyle on the fringe of the bustling historic port town of King's Lynn.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday

Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed,



ENERGY EFFICIENCY RATING

B. Ref:- 0310-3841-6180-2102-2961

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TENURE
Freehold.

LOCATION
What3words: ///gradually.limbs.aimlessly

AGENT'S NOTE
Please note internal images have been virtually staged for representative purposes.

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