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THE STORY OF
22 Peckover Drive
Wisbech, Cambridgeshire

SOWERBYS

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22 Peckover Drive

Wisbech, Cambridgeshire
PE13 2HZ

Detached Home

Four Bedrooms

Multiple Reception Rooms

End of Cul-De-Sac Position

Generous Garden

Double Garage

SOWERBYS KING'S LYNN OFFICE

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“This has been our much-loved home for more than 40 years.”

With no reason to move, our clients have spent almost four decades making here their home, creating many happy memories from raising their children and exploring the incredible walks in the surrounding area as a family. However, the time has now come for them to move on and invite a new owner to begin writing their own story.

Stepping through the door, and just off

the entrance hall, we are welcomed by a large sitting room which stretches the depth of the home and neatly blends into a semi-open-plan design with the formal dining area. These two spaces combine to create a superbly proportioned place to comfortably entertain or gather family throughout the year. The french doors further accentuate these rooms as they merge with the glorious garden to enjoy those sunnier days.

The kitchen/breakfast room has generous wall and base units with elegant oak finish and this is wonderfully complemented by the views over the lawn. Its positioning is further supported in both functionality and pleasure when coupled with the neighbouring utility room, WC and sun room – the latter our seller's favourite spot to take in the garden full of colourful flowers and watch the birds feed.

“We’ve loved spending our time in the conservatory.”

Concluding the ground floor accommodation is the brilliantly located study, which being situated at the front of the home is well-placed to observe the comings and goings of a busy household. As well as being detached from the main reception areas, to minimise the potential for internal disruption, it's particularly important should this be used by those working from home. However, this makes for an ideal additional snug or playroom.

Upstairs are three double bedrooms which all benefit from views to the garden and built-in wardrobes. The fourth bedroom is a generous single and all rooms have use of the family bathroom with over-bath shower.



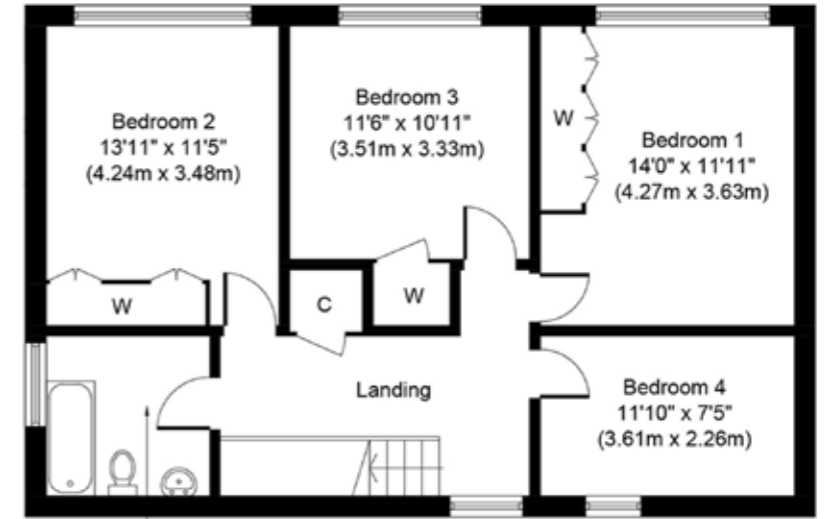


Outside the lawn area is deceptively large, which is not immediately apparent but it wraps around two sides of the home providing a fabulous expanse of greenery for energetic afternoons of fun and frivolity. The open space is gently broken by a selection of shrubs, flowers and trees.

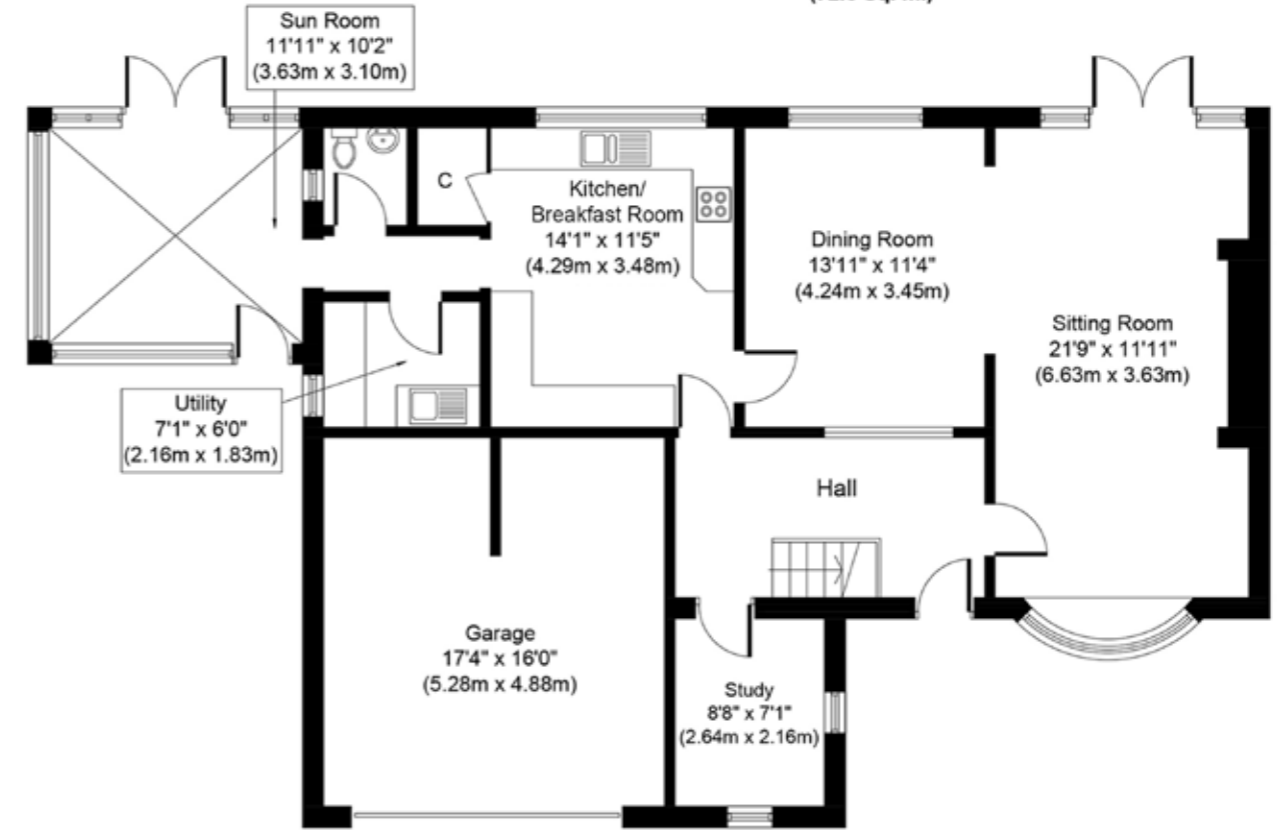
Surrounding the sun-room is an area of low-maintenance patio which is brilliantly useful for both day-to-day informal access, or outdoor seating.

A brick weave driveway gives a tidy approach and provides off-road parking for multiple vehicles, accompanied by a double garage, which completes a commanding frontage.





First Floor
Approximate Floor Area
781 Sq. ft.
(72.6 Sq. m.)



Ground Floor
Approximate Floor Area
(Including Garage)
1341 Sq. ft.
(124.6 Sq. m.)

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.

ALL THE REASONS



Wisbech

IN CAMBRIDGESHIRE
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



“With two small dogs, we’ve had great pleasure walking in the nearby area and meeting people.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 6532-5723-2100-0025-8226

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.

LOCATION

What3words: ///salads/indicates/dove

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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