



WISBECH ROAD
WEST WALTON PE14 7ET

BROWN & CO



WISBECH ROAD, WEST WALTON PE14 7ET

No Upward Chain
Substantial Four/Five Bedroom Property
Rural Views
Double Garage
Substantial Size, Approximately 213m²
Hallway, Reception Room, Dining Room & Large First Floor Reception Room
Four Bedrooms in Main House
Kitchen Breakfast Room, Large Utility & Ground Floor Shower Room
Viewing Essential to Appreciate



INTRODUCTION

Brown&Co offers a substantial, detached, four/five bedroom, family residence in West Walton. The property has superb views to the rear over land used as paddocks and large first floor sitting room/bedroom. The house is also a short walk from Marshland High School and, has easy access to the fine Georgian Market Town of Wisbech.

LOCATION

The delightful village of West Walton is located on the borders of Norfolk and Cambridgeshire and lies just North of the thriving Georgian Market Town of Wisbech. The village is well appointed with schooling, Public House, restaurant and local shop. The village also boasts the beautiful Church of St Mary the Virgin. West Walton has fantastic roads links via the A47 and A17.

THE PROPERTY

The house offers substantial family living over two floors offering approximately 213m². The property has been extended since new and offers some superb features. Briefly the accommodation offers reception area, inner hallway with stairs, sitting room, dining room, kitchen breakfast room and study. There is also a large utility room and wc/shower room to the ground floor. Upstairs there are four double bedrooms and family bathroom. From the sitting room,

double doors lead to a hall with a second staircase which leads to a large (approximately 39m²) with very large double aspect picture windows to front and rear.

It is worth noting that there is significant potential, subject to planning permission to adapt the property further for multi-generation living.

OUTSIDE

The house is positioned with a large gravel parking area with access to the double garage. The property is screened from the village road by hedging and fencing. There is a path that leads to the rear where there is a slightly elevated patio terrace with path down to garden, again slightly elevated and having views over the paddocks beyond.

AGENT'S NOTES

The house, while being very well maintained, would benefit from internal updating and modernising. No upward chain.

COUNCIL TAX BAND

The property is in Council Tax Band C.

SERVICES

Mains water, drainage and electric are connected. Oil central heating. None of these services or appliances have been tested by the agent.

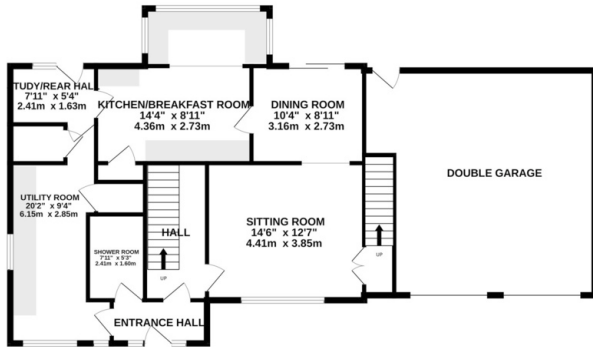
VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

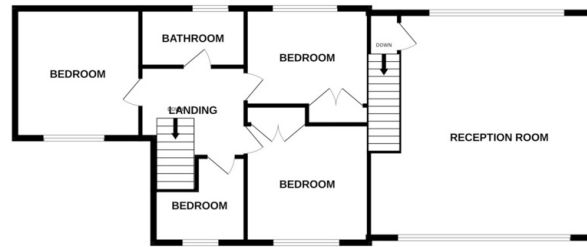
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GROUND FLOOR
1275 sq.ft. (118.4 sq.m.) approx.



1ST FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA : 2294 sq.ft. (213.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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