



THE STORY OF

Ecclerigg

Wisbech

SOWERBYS

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Ecclerigg

41 Mansell Road, Wisbech,
PE13 2SP

Vendors Have Found

Detached Family Home

Four Double Bedrooms

Multiple Reception Rooms

Conservatory

Large Plot with a Mature Garden

Double Garage and Ample Parking

Situated on a No-Through-Road

Easy Access to Local Amenities

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“A home filled with many happy memories.”

Tucked into the far corner of a no-through-road, this fantastic four bedroom residence has been the family home of our sellers since its build some 43 years ago, and now they hope it will offer the opportunity for many more happy memories to be created on into the future.

It is no surprise the present owners were so keen to secure the plot with such a fabulous frontage. Set comfortably back, the elegant approach is finished with a sweeping driveway, lawn and mature tree, which deliver a considerably more picturesque and private out-look than

afforded to many of the other properties of the neighbourhood.

Heading inside a brilliant storm porch gives way to a well-proportioned entrance hall, which is a terrific conclusion to the enviable and welcoming approach.

To one side the sitting room stretches the full depth of the home, with light spilling in from both the big picture window to the front and the french doors out to the garden at the rear. The presence of a feature fireplace summarises a well-rounded and social space for year-round use.



The kitchen spans a little over 18ft across the back. With extensive wall and base units and ample room for a breakfast table, it's the ideal place for culinary explorations and day-to-day family life. Double doors to the dining room blend these two areas for great flexibility in functionality when entertaining, whether formal or informal, in larger numbers or more intimate evenings.

Heading to the rear, a collection of well-considered rooms help to provide valuable practical places to contain the workings of a busy home. Keeping gentle separation to the outside, there is room to de-kit after a country stroll or afternoon of fun in the garden. The addition of the conservatory has allowed the enjoyment of the garden without the exposure to the elements, so come rain or stiff breeze you can sit cocooned with a good book and cup of tea whilst watching the birds through the windows.





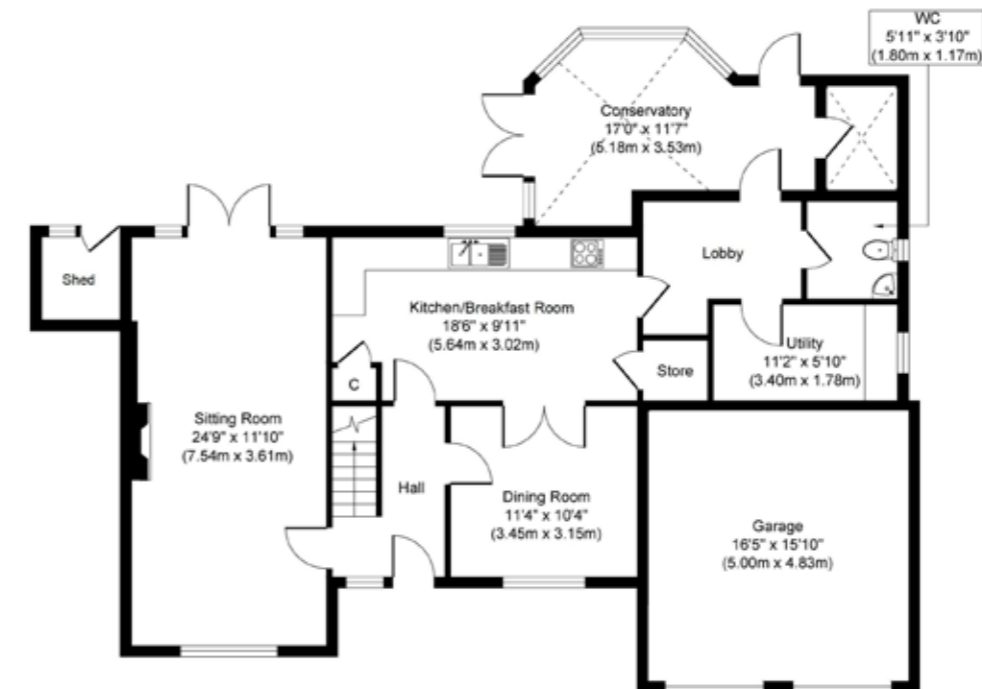
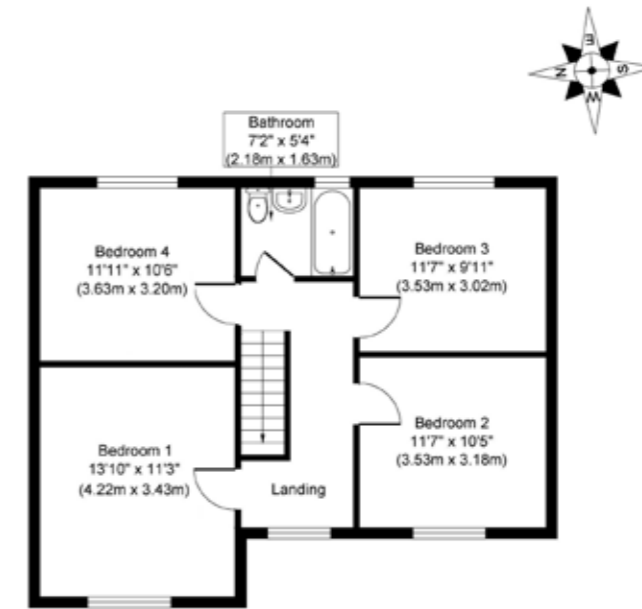
To the first floor, the four bedrooms are all doubles and are well-served by the family bathroom. The outlook from each bedroom is private and rich with greenery.



Outside the garden has been lovingly planted with an array of shrubs, bushes and trees, and it is a wonder to explore each corner as it reveals its true proportions.

“We’ve lived here for 43 years and we hope that the next custodians will enjoy their lives here as much as we have.”

Whilst the home could benefit from updating, the location needs no change. This is a beautiful plot and home deserving of a new adventure.



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



The Garden at Ecclerigg.

“We have many happy memories of our time here.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 8484-7420-2279-0950-4922

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: ///sizing.hothouse.lawns

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