



THE STORY OF

# Burtonfield

*Wisbech, Cambridgeshire*

**SOWERBYS**

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Lynn Road, Wisbech,  
Cambridgeshire, PE14 7AL



Detached Family Home

Four Acres of Land (stms)

Electric Security Gates

Three Reception Rooms

Walk-in Pantry

Four Double Bedrooms

Two En-Suites and a Family Bathroom

Walk-in Dressing Room to the Main Bedroom

Ample Off-Road Parking and Double Garage

Solar Panels with a Feed in Tariff



**SOWERBYS KING'S LYNN OFFICE**

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“Bright, spacious and private are how we would describe this home.”

Welcome to Burtonfield - a hidden gem offering space, privacy, and the tranquility of acreage. This meticulously updated property has been lovingly cared for over the past eight years, ensuring it stands as a superb family home.

As you enter through the electric gates, you'll immediately feel embraced by the sense of seclusion and exclusivity that defines Burtonfield. The ground floor greets you with a light and airy ambience, starting with a spacious reception hall that sets the tone for the rest of this delightful home.

The newly fitted kitchen/breakfast room is a stand-out feature, complete with a

walk-in pantry, kitchen island, and dual aspect windows that flood the space with natural light. French doors lead to the patio area, creating a seamless connection between indoor and outdoor living - a favourite spot for the current sellers, and sure to become yours too.

For more formal occasions, the separate dining room provides the perfect setting to host family gatherings, festive events, or intimate date nights, making it the heart of the home on special occasions. When it's time to relax, the inviting sitting room, adorned with a cosy log burner, offers comfort and warmth. Easy access to the sunroom adds to the charm of this space.



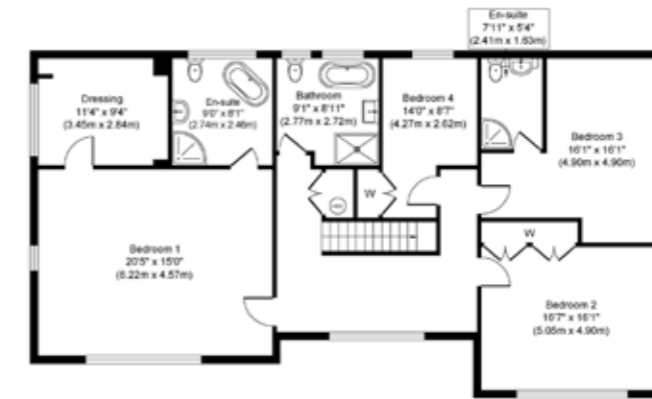
Venturing upstairs, the first floor reveals four double bedrooms, two of which boast their own en-suite bathrooms. However, the principal bedroom sets the stage for luxury living with its walk-in dressing room, adding a touch of indulgence to your daily routine.

The outdoor space at Burtonfield is a haven, meticulously landscaped into various areas to cater to everyone's interests and hobbies. Ample parking and a double garage await at the front of the property. The grounds boast mature trees, shrubbery, and perennials, ensuring that every season brings new natural beauty to appreciate. Whether children are playing on the open lawn in summer or you're taking a leisurely stroll to the rear fields with their shelters and paddocks, the outdoor experience here is second to none.

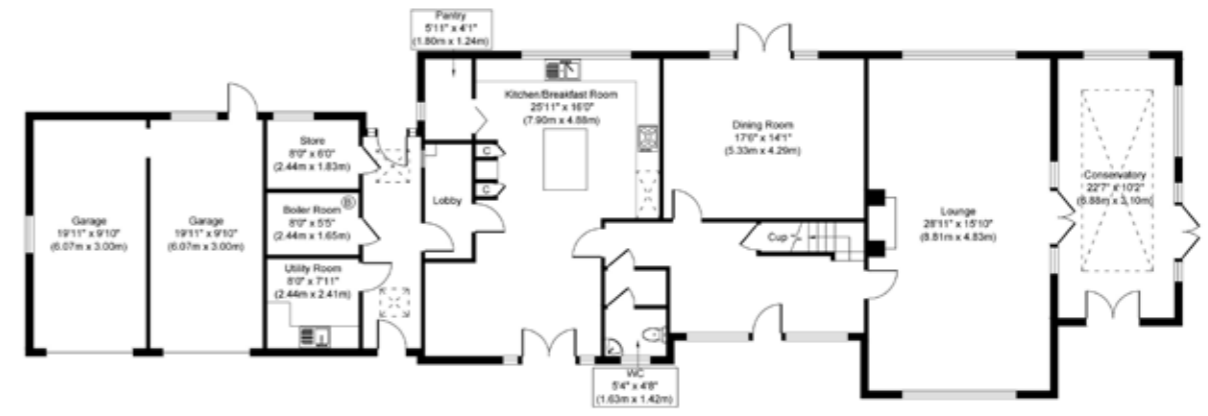
If the allure of the property itself isn't enough, its perfect location adds to its charm. Nestled in a quiet and private town, Burtonfield offers easy access to North Norfolk and is conveniently located to access Peterborough, Cambridge and much of bordering Norfolk, putting the best of the two regions within reach.

Burtonfield is a true retreat, offering the harmonious blend of space, privacy, and natural beauty that any discerning homeowner desires. Don't miss the opportunity to make this exceptional property your forever home.





First Floor  
Approximate Floor Area  
1421 sq. ft  
(132.01 sq. m)



Ground Floor  
Approximate Floor Area  
2337 sq. ft  
(217.11 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



Patio area to the front of the property.

“Sitting on the terrace outside the kitchen, looking over the garden, is so refreshing in the mornings.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating and electric underfloor heating to the sunroom. The property also benefits from solar panels providing a Feed in Tariff too. Drainage via septic tank.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref:- 8537-4027-1200-0077-5296

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: /// cracking.reflector.origin

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# SOWERBYS



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