



141 Barton Road
Wisbech | Cambridgeshire | PE13 4TF

FINE & COUNTRY

SPECTACULAR AND MODERN FAMILY HOME



An outstanding detached five-bedroom executive home situated in the sought after Barton Road on the outskirts of the Georgian market town Wisbech, within close proximity of the renowned Wisbech Grammar School. This handsome property is approached through double electric gates to an extensive front drive with a double garage offering ample parking to a number of vehicles. A beautifully presented home which must be viewed.



KEY FEATURES

- Outstanding Detached Five-Bedroom Executive Home
- Five generous Double Bedrooms
- Expansive Open Plan, Kitchen Dining Family Room
- Two further Reception Rooms to the ground floor
- Large family Bathroom, Two En-Suites (one to the principal Bedroom and other Bedroom), W.C on the ground floor
- Exceptionally light and well-proportioned rooms
- Generous enclosed rear Garden laid to lawn
- Large private gated Driveway with double Garage
- Close proximity of the renowned Wisbech Grammar School
- Total Accommodation extends to 3036sq.ft

Modern and Spacious Home

There is no shortage of selling points for this substantial five-bedroom property, and its detached design is just one of many fantastic features. It's a large and spacious house with everything a family needs to live a comfortable, cosy and relaxing life. Everything about the property is impressive, from the large gated driveway to the high-quality finishing touches in every room. As you move from room to room, you will see that the current owners have ensured the property is as chic and contemporary as possible. But, they have achieved this without taking away any personal touches. They have lived in the property for close to two and a half years and, during that time, a lot of care and attention has been put into creating the perfect modern residence.

The private drive, electric gated entrance and quiet surroundings first attracted the current owners to the property. Plus, the open plan layout of the kitchen and living space made it the ideal property to accommodate busy family life. Whether cooking or eating, the space flows from one use to the next. They chose "spacious, modern, and peaceful" as the three words to describe the house best, and we couldn't agree more.

Welcoming Space for Family and Friends

There is much to love about the home, but the current owners chose the combined kitchen, family and breakfast room as their favourite space. They highlight that it "provides ample space for family and friends to gather, and views out to the rear garden and orchard beyond." With this in mind, it's easy to see why the kitchen is the gathering point in the house. With the bi-fold doors open, the space can be extended to bring the outside in, with remote controlled thermal blackout roller blinds. There are also two reception rooms, giving you plenty of space to spread out and relax without worrying about the home feeling busy or cramped.





KEY FEATURES

One thing that makes the property unique is the generous bedroom sizes, of which there are five. The master bedroom has an ensuite bathroom and a walk-in wardrobe, creating a private and personal part of the home. There are four bathrooms in total, including a large family bathroom with a walk-in shower and underfloor heating on the ground floor with individual zonal controls per room. There's plenty of storage throughout the home, and also a utility room and a double garage.

Large Garden with Orchard Views

To the rear of the property is a large garden boasting a sprawling grassed area. There's also a separate patio space providing the ideal place for gathering friends or dining as a family. The garden is simple and easy to maintain but with the potential to transform it into something new. There is more than enough space for you to add plants, flowers, fruit trees or vegetable plants should you want to. The current owners love the view out to the apple orchard and the noise of birds and peacocks, all enjoyed from the moment you step outside the back door. It's also a great place to watch sunrises and sunsets.

Located on the edge of Wisbech, a quaint and welcoming town, the property is in easy reach of local essentials and amenities. It's also close to a grammar school, with road links to surrounding historic towns, villages and countryside.

























INFORMATION



On The Doorstep

Wisbech lies 21 miles east of the popular city of Peterborough, offers a direct express rail service into London's King's Cross. Peckover House and Gardens is a National Trust property located in the North Brink and offers wonderful walks and overnight stays. The Hanseatic town of King's Lynn with its excellent shopping and leisure facilities located 13 miles north east. Following on from here, the popular North Norfolk coastline is 40 minutes away and offers an abundance of pretty coastal villages to explore.

How Far Is It To?

Downham Market, 14 miles to the east, has direct rail service into London's King's Cross, which can also be boarded in King's Lynn. Norwich with its International Airport is 1.5 hours drive away.

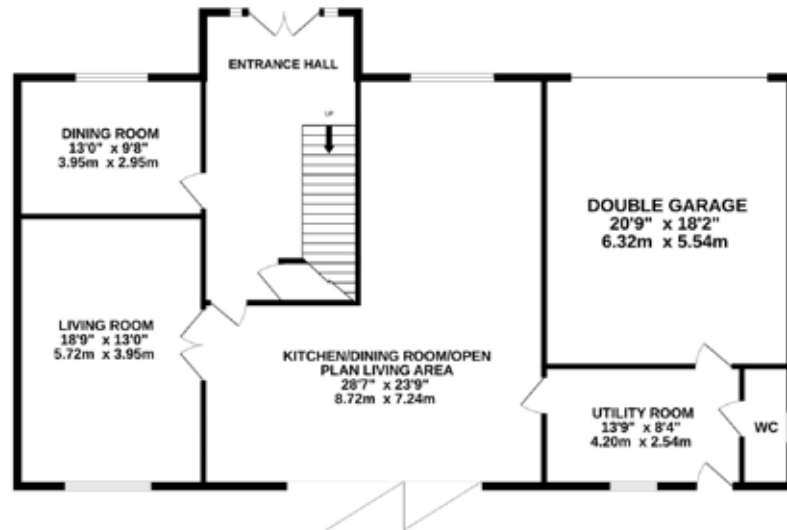
Services, District Council

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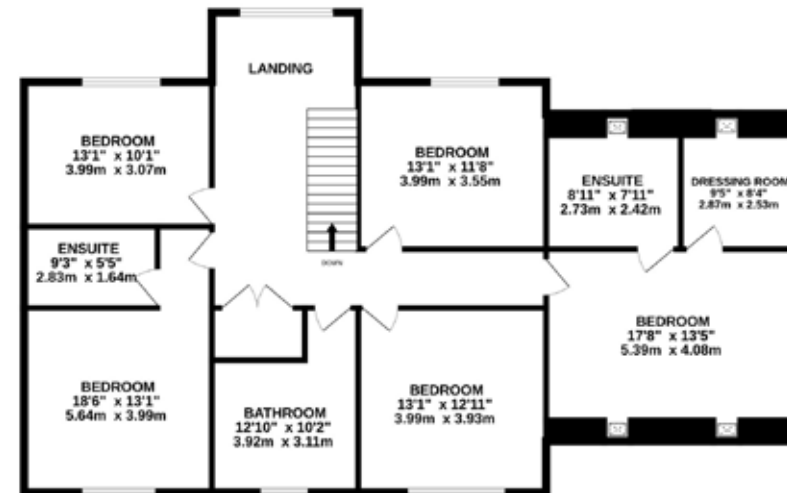
Tenure

Freehold

GROUND FLOOR
1582 sq.ft. (147.0 sq.m.) approx.



1ST FLOOR
1454 sq.ft. (135.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 3036 sq.ft. (282.1 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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