



Franklin, 7 Church Road
Emneth | Wisbech | PE14 8AA

SPACIOUS FIVE BEDROOM FAMILY HOME WITH LOTS OF POTENTIAL



A superbly positioned detached five-bedroom property which has been extended to offer flexible living space across two floors in the popular village of Emneth. The property sits on a sizable plot with generous wrap around gardens and a large driveway offering ample parking for a number of vehicles. An ideal property for a growing family, or perhaps those looking for multigeneration living.



KEY FEATURES

- Substantial Detached Five-Bedroom property in prime location
- An abundance of space with flexible living accommodation arranged over two floors
- Generous Open Plan Living and Dining Room with dual aspect windows
- Newly fitted Kitchen with separate Utility area
- Exceptionally light and well-proportioned rooms
- Sizable low maintenance rear Garden
- Detached Garage/Workshop
- Large parking area for several vehicles
- Well positioned to access the A47
- Total accommodation extends to 2016sq.ft

Large and Spacious Family Home

If you are searching for a large and spacious family home, somewhere to make your own, Franklin is a property worth considering. With its five bedrooms and four bathrooms - two of which are ensuite - Franklin has everything you need for busy and lively family life. From the moment you enter the house, it's clear how much potential there is. It's a beautiful family home with a lot of opportunities for you to put your stamp on things. The property requires some work, but it's a fantastic investment, one that will result in a beautiful home that ticks every box. Of course, that's not to say that the home isn't already in good condition; it simply has room to grow and transform.

The current owners moved into the property close to two years ago, intending to make it a home for the entire family. Unfortunately, due to unforeseen changes, they are moving on sooner than they would like. Now, the property needs a new owner, someone to enjoy everything this wonderful home offers. There is a lot of potential - it just needs to be unlocked. It was the size of the house that immediately grabbed the attention of the current owners. They describe it as "a lovely, big family home where you can all live together but also have your own space."

Hub of the Home

There is something special about a property you can change, update and mould into your perfect abode. The current owners see it as "the kind of house you can do so much with", and we wholeheartedly agree. As Franklin is detached, it's a private and tranquil place to live. It boasts the perfect balance between having privacy and being part of the local community.





KEY FEATURES

The kitchen is one of the highlights of the home. It's the room that the current owner feels the most relaxed in, and they describe it as "the hub of the home". It's simple in design, with both traditional and contemporary features. The room also boasts a breakfast bar, allowing you to make the most of every inch of space. Whether you're getting everyone ready in the morning or hosting guests for dinner, the kitchen is where you will want to be. There are also two reception rooms in Franklin, giving you a choice of where to relax and unwind. Both spaces are comfortable and welcoming and large enough to accommodate everyone.

Lovely Wrap Around Garden

The parking and large driveway at Franklin were key selling points for the current owners as they understand the importance of having somewhere safe for multiple vehicles. There is also a triple garage, providing even more parking and storage. The garden wraps around the house, providing an abundance of outdoor space. It's completely enclosed with grass and a lockable gate, making it ideal for families with children. You can sit back whilst they run and play, knowing they are safe.

Franklin is in a wonderful area with everything you need within walking distance, including a post office. The current owners highlight how nice the people are and how friendly the community is. It won't be long before Franklin and the surrounding area feels like home.

















INFORMATION



On The Doorstep

Emneth lies 3.5 miles to the south east of the thriving historical market town of Wisbech. The town has a great deal to offer, from its Georgian architecture, to its Church, Museum and other points of interest. Wisbech offers a range of amenities and facilities such as a comprehensive and grammar school, as well as the College of West Anglia. Sports enthusiasts can take the opportunity to enjoy a number of sporting clubs and facilities, and animal lovers can experience a visit to the local Woodhouse Farm Park. There is truly something for everyone!

How Far Is It To?

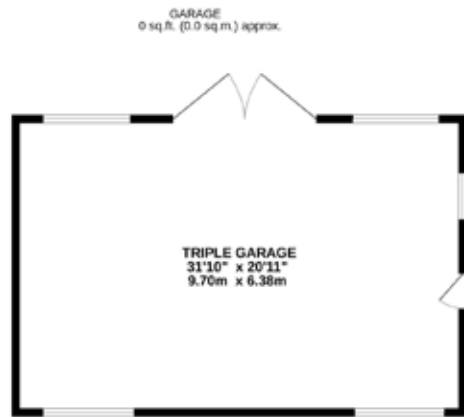
Emneth is a village in the English county of Norfolk. The village is 53 miles west of Norwich, 15 miles southwest of King's Lynn and 97 miles north of London. The nearest town is Wisbech which is 5 miles north west of the village. The nearest railway stations are at March and Downham Market for the Fen Line which runs between King's Lynn and Cambridge, where services to London King's Cross are also available.

Services, District Council

GFCH, Mains - Water & Drainage
Kings Lynn and West Norfolk Borough Council
Council Tax Band E

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

SQ.M DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA : 2016 sq.ft. (187.3 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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