



THE STORY OF

6 Bush Lane

Wisbech, Norfolk

SOWERBYS

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Wisbech, Norfolk
PE13 2JW

Detached Bungalow

Extended and Modernised Throughout

Underfloor Heating

L Shaped Kitchen/Dining/ Sitting Room

Three Double Bedrooms

Family Bathroom and En-Suite

Ample Off Road Parking

Enclosed Rear Garden

No Onward Chain

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“We describe this home as quiet, spacious, modern and bright.”

This property was acquired as an investment, and has undergone extensive modernisation and expansion to create an ideal forever home. A reputable local developer has skilfully enhanced this bungalow, taking it to the next level by adding a rear extension to create the coveted open-plan kitchen, dining, and family area. The moment you step inside this room, you can appreciate the well-thought-out design. Plus, modern comfort is ensured with the inclusion of underfloor heating throughout the property.

The L-shaped layout, numerous storage solutions, generous counter space for

enthusiastic chefs, and french doors leading to the back garden all combine to make this space the heart of the home.

The meticulous attention to detail extends throughout the entire property. Each bedroom benefits from underfloor heating and is generously proportioned. The primary bedroom even features an en-suite shower room. Completing the internal layout is a beautifully appointed family bathroom, offering both a bath and a separate shower cubicle, accommodating all needs, including visiting guests.





While we've emphasised the internal improvements, there's more to this property's transformation. It boasts a new roof, new windows, and a modern central heating system. The entire outdoor space has been expertly landscaped. At the front, a gravel driveway provides ample parking spaces.

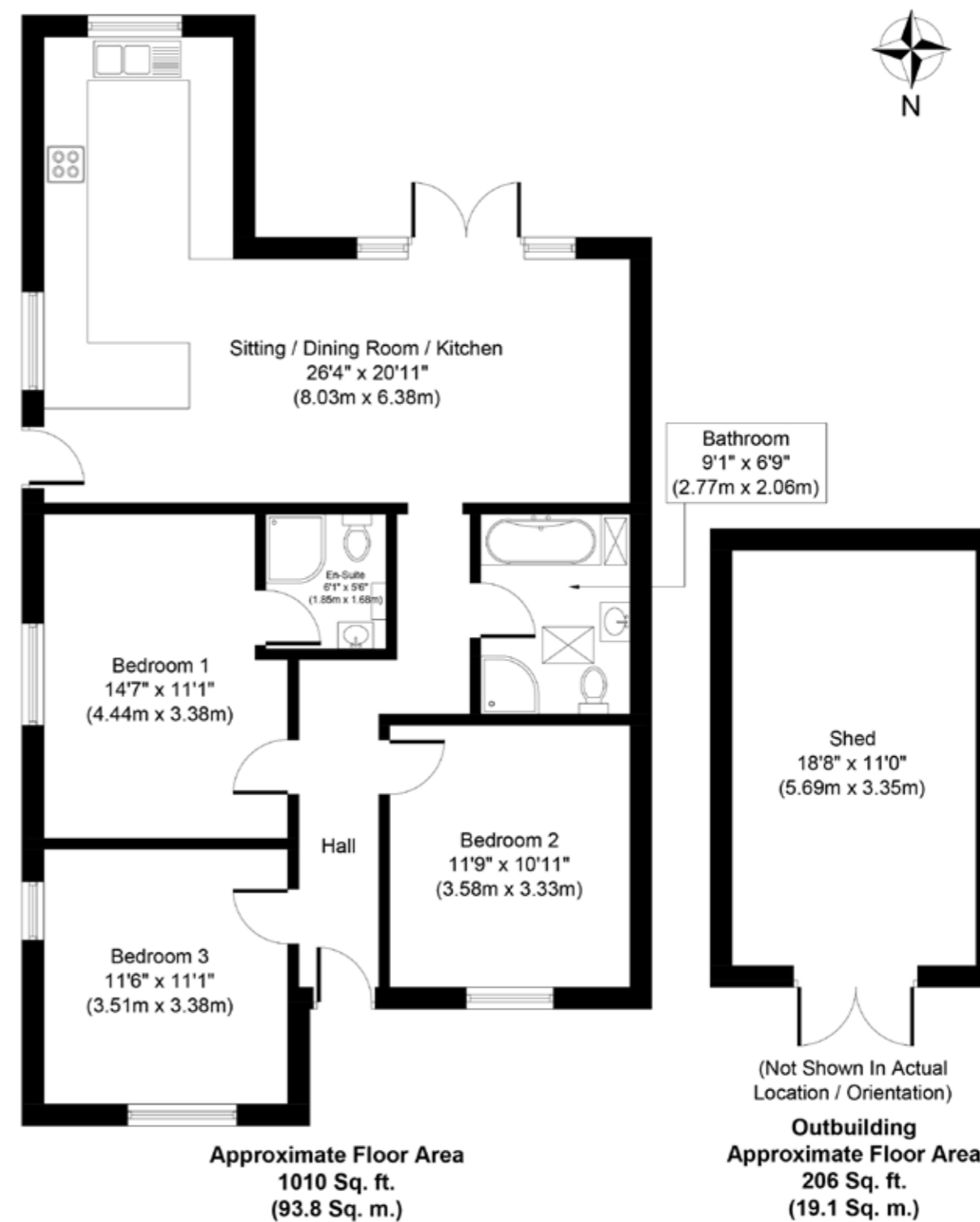
The rear garden offers utmost privacy, featuring a newly laid patio ideal for alfresco dining, newly laid grass perfect for recreation, and a valuable garden shed/workshop, completing the comprehensive offering of this property.

This bungalow is being sold with no onward chain.





“The lawn has been newly laid and looks luscious. This is a lovely space to catch the sun and enjoy the company of family and friends.”



SOWERBYS — a new home is just the beginning

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.

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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 open plan kitchen/dining/sitting room makes this the ideal hub of home.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 9350-2956-7300-2627-1175

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

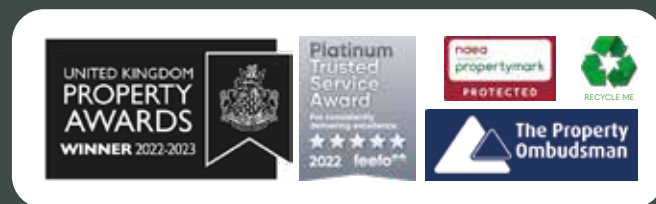
Freehold.

LOCATION

What3words: ///insect.defends.classmate

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SOWERBYS



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