



70a Barton Road
Wisbech | Cambridgeshire | PE13 1LE

FINE & COUNTRY

LUXURY LIVING



Fine and Country are delighted to market this brand new beautifully presented, four-bedroom detached family home. This spacious property has been finished to an exemplary standard benefiting from a fantastic fully equipped 24ft kitchen/dining/family room together with a utility and ground floor W.C. On the first floor there are four spacious bedrooms two of which, benefit from en-suites and a family bathroom. The outside of this spacious home is just as impressive with a generous fully enclosed rear garden and spacious driveway to the front. The property is offered with no onward Chain and is ready for its new owners!



KEY FEATURES

- Outstanding Detached Four-Bedroom Executive Home
- No Onward Chain!
- Expansive Open Plan, Kitchen Dining Family Room with Bi-fold Doors
- Utility Room & Ground floor W.C
- Family Bathroom and Two En-Suites
- Underfloor Heating Downstairs, Air Source Heating System & Solar Pannels
- Generous Fully Enclosed Garden with Patio & Laid to Lawn
- Integrated Garage with Electric Door & Spacious Driveway with Shared Access
- Proximity of the renowned Wisbech Grammar School
- Total Accommodation extends to 2303sq.ft

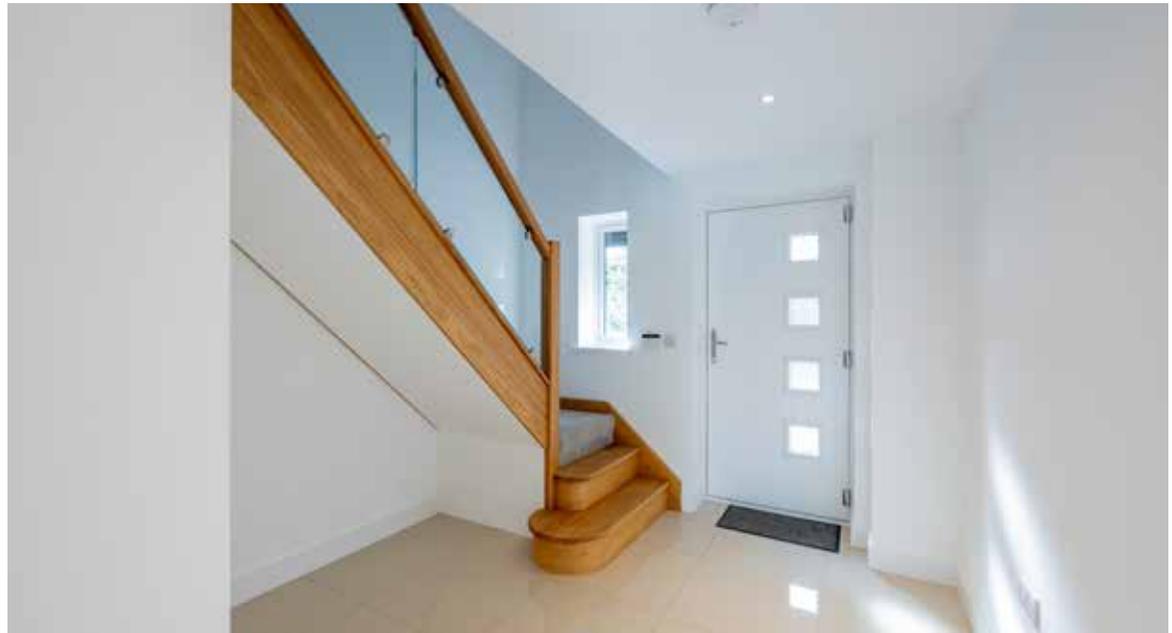
No expense has been spared in the creation of this lovely family home. With ease of living at its core, this recently completed property has been designed to include all the features you would expect from a premium property. Ideally situated for convenient access to the town centre and the esteemed Wisbech Grammar School, this meticulously designed, ready-to-go home is an excellent choice for discerning buyers seeking a high-quality home that allows for an effortless transition into everyday life.

Step Inside

The entrance hall to the property welcomes you with abundant natural light and a spacious layout, featuring elegant, tiled flooring that extends throughout most of the ground floor and creates a seamless flow through the rooms. To enhance comfort, underfloor heating has been integrated throughout the ground floor, allowing for a cleaner, more streamlined look with the absence of radiators. This modern heating system has been complemented by an environmentally conscious and efficient air-source heat pump system. A staircase ascends from the hallway to the first floor and has been fitted with glass balustrades, which further amplifies the sense of openness and light.

At the end of the hall there is a conveniently situated cloakroom. The living room is bright and well-proportioned, with lots of space for a variety of layouts. Recently carpeted, it presents a pristine canvas for you to personalise with your own style. A large window offers views to the front of the property.

The stunning contemporary kitchen, dining and living area is the showpiece of the ground floor and the heart of this home.





KEY FEATURES

This large, open-concept space is bathed in natural light from both sides, thanks to its double aspect and three skylight windows which cascade light into the room. At the rear, a spacious bi-fold door seamlessly connects to a generous patio, creating a delightful indoor-outdoor entertaining space.

The kitchen area is a cook's dream, with extensive neutral cabinets and striking white Quartz worktops. There is a matching island with sink which delivers additional storage and meal preparation space. The island has been designed with rounded edges which creates a soft elegance to the design. There is space at the island for casual seating, with room under the worktop for bar stools. There is no shortage of integrated appliances either, with a double oven and plate warmer, floor to ceiling fridge freezer and a dishwasher to assist you with meal preparation. A generous utility room with complementing units provides a practical addition to this beautiful home as well as useful access to the garage. The utility room has been fully plumbed, ready for a washing machine and tumble drier.

To the first floor are four generous double bedrooms. The principal bedroom features a dressing area plus fully tiled ensuite shower room with large shower tray, sink and vanity unit. Bedroom two also boasts its own fully tiled ensuite shower room. Both ensuite rooms and the family bathroom have been fitted with heated towel rails and LED touch mirrors.

There are two further spacious bedrooms along the landing and a superb, fully tiled family bathroom. The bathroom is well proportioned and has been fitted with a sumptuous free-standing bath with shower attachment, hand basin with vanity unit and separate shower cubicle.

Step Outside

The home sits on a spacious plot and features a generous driveway with parking for 6-8 vehicles. There is an integral garage equipped with both electric and lighting which features an electric roller door to the front.

Stepping out of the bi-fold door to the rear of the property is a raised patio area. The patio has been elegantly separated from the rest of the garden by a low-level wall. Steps lead down from the patio to the lawned portion of the garden. The garden offers complete privacy and security, thanks to the fencing on both sides and the mature hedges to the rear.

























INFORMATION



On The Doorstep...

The market town of Wisbech is known for its rich heritage and is often referred to as the 'Capital of the Fens'. The town's history dates back to the 7th century and it boasts a wealth of well-preserved Georgian and Victorian architecture. Wisbech offers a wide range of amenities, making it a well-rounded and convenient place to live, with easy access to various supermarkets, eateries, schools and other facilities. The property is within walking distance of several good pubs, including The Red Lion. Fitness enthusiasts can take advantage of the nearby sports centre which boasts a swimming pool and gym and a range of exercise classes. The vibrant marketplace and high street, lined with local, independent shops, cater to all your shopping needs. There is plenty to explore locally, with picturesque walks to enjoy. For enthusiasts of local history, the nearby National Trust Georgian property, Peckover House, provides a fascinating window into the Georgian era.

How Far Is It To...

Wisbech is situated 13.6 miles from Kings Lynn and 22.6 miles from Peterborough. The nearest train station is in March (10 miles), which links to Ely, Cambridge and Peterborough. Kings Lynn (14.2 miles) operates links to Kings Cross.

Services, District Council

Air Source Heat Pump, Underfloor Electric
Mains - Water & Drainage
Fenland District Council
Council Tax F

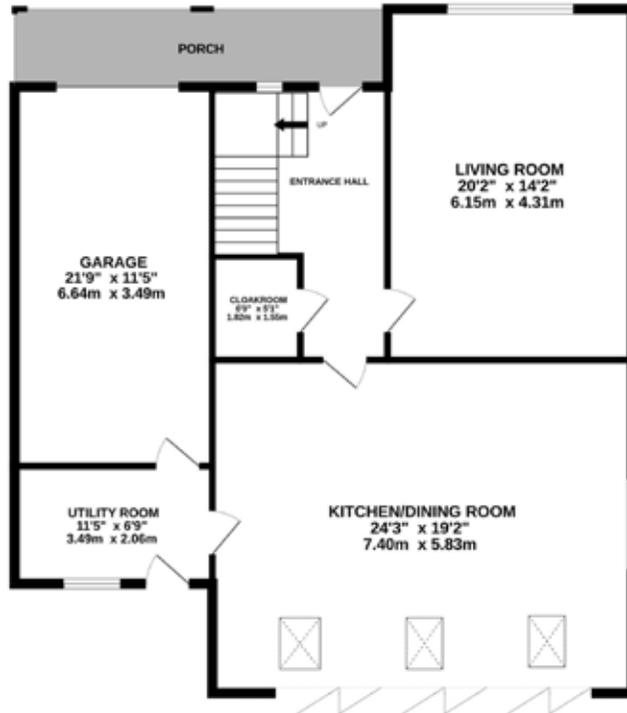
Agents Notes:

Planning permission granted in local area for the erection of 46 houses, planning ref number F/YR22/1333/F

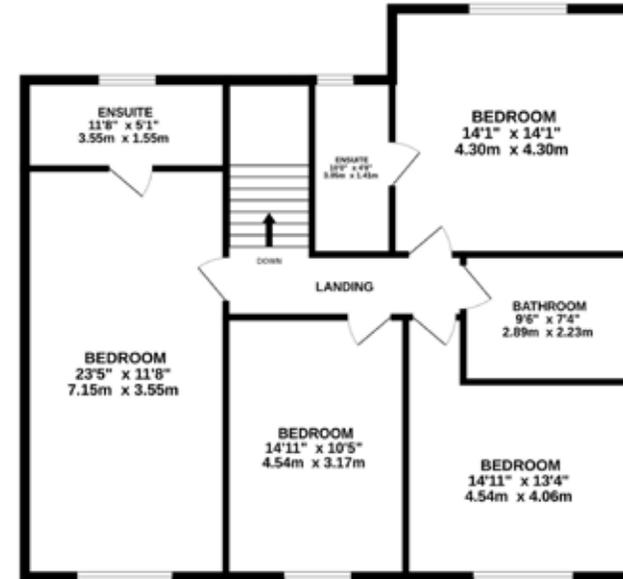
Tenure

Freehold

GROUND FLOOR
1236 sq.ft. (114.8 sq.m.) approx.



1ST FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA: 2303 sq.ft. (213.9 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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Score	Energy rating	Current	Potential
92+	A	92 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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