



33 Mill Road  
Murrow | Wisbech | PE13 4HF

FINE & COUNTRY

# HI SPEC FAMILY HOME



This modern, generously proportioned property has been built with the utmost attention to detail to create an exceptional family home. This beautiful home offers over 3,000 square feet of living space – arranged across three floors. Boasting five large bedrooms, a dressing room, three ensuites, a generous kitchen / breakfast room, a luxury family bathroom and a fantastic garden with sunken entertainment area, this much-loved family home offers next level living in a fantastic location.



# KEY FEATURES

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- Modern Detached Five Bedroom Executive Family Home
- Accommodation Spans Across Three Floors of Living Space
- Finished To an Exceptionally High Standard Throughout
- Unspoilt Views Across Neighbouring Farmland
- Modern Fitted Kitchen Breakfast Room with Large Island
- Walk In Pantry, Utility Room, & Ground Floor W.C
- Principal Bedroom Benefits from Walk in Dressing Room and En-Suite
- Enclosed Rear Garden with Sunken Entertainment Area
- Large Private Gated Driveway and Garage
- Total Accommodation Extends To: 3,030sq.ft

Ideally situated for convenient access to Wisbech 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 property.

Completed in 2022, this exquisite property reflects the steadfast commitment of its current owner, who spared no expense in customising this home. "I've spent a lot of time future proofing this home" he explains of his additions to the build. Several discernible features stand as testament to this commitment, such as the internal intercom systems. This system enables occupants to both monitor and manage the electric gate at the property's entrance and internally 'dial' other rooms. The property has also been fitted with an underground sprinkler system that effortlessly keeps the lawn in tip-top shape, along with emergency lighting strategically placed throughout the house, capable of providing three hours of light in the event of a power outage.

In addition to the more visible future proofing, the property is also equipped with hard-wired Cat 6 cabling throughout as well as an air-sourced heat pump with underfloor heating to the ground floor. The owner notes that the property is eligible for quarterly reimbursements under the government's Renewable Heating Incentive scheme, which will be transferred to the succeeding owner.

## Step Inside

The ground floor of this beautifully presented home is accessible from the spacious open entrance hall, which features a bespoke oak staircase leading to the first floor. The large arched feature window that spans the front of the property makes the hall feel bright and spacious - flooding the area with natural light. Flagstone floor tiles stretch throughout the ground floor.





# KEY FEATURES

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There is a generous sitting room situated to the front of the property. The room boasts a sizeable inglenook fireplace, showcasing exposed brickwork and complemented by the installation of a cosy woodburning stove. Two arched windows adorn the space, which invite an abundance of natural light.

The stunning contemporary kitchen and breakfast room is the showpiece of the ground floor. Storage is not in short supply here, with an extensive range of cobalt blue cabinets providing ample space for all your kitchen accessories. The units are stylishly complemented by white quartz worktops. There is an exposed brick recess which houses the cooker, with a further exposed brick wall on the facing wall. A large island unit with sink and informal seating provides extra space for food preparation and casual dining.

On the opposite end of the room is a built-in bar area that features additional countertop space, downlit shelving and a wine rack. Additionally, cabinet housing for an American-style fridge freezer is located here. Access to the patio is via bi-fold doors from this area.

A good-sized utility room features an extension of the cabinetry found in the kitchen and offers space for a washing machine and drier. Here you will also find access to the ground floor cloakroom.

There is a formal dining room adjoining the kitchen. With its lofty ceiling and picturesque views of the surrounding fields and garden, this is a lovely space for hosting family meals or formal dinner parties. The room also provides a further entry point to the garden.

Three spacious double bedrooms are located on the first floor. The large principal bedroom has an amazing walk-in dressing room with plenty of built-in wardrobe storage as well as a fitted dressing table. There is also a stylish ensuite to complement the generously proportioned bedroom. The two further bedrooms on this floor each have their own ensuite and useful built-in wardrobes.

The top floor of this magnificent home features two further double bedrooms. Both rooms are abundantly spacious and bright and boast built-in wardrobe space. In addition, there is a beautiful family bathroom which features a striking freestanding copper bath and double sink vanity unit.











# KEY FEATURES

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## Step Outside...

The home sits behind electric gates on a good-sized plot and features a large in/out driveway with parking for multiple vehicles. A double garage to the front, fitted with lights and power, provides useful storage and workshop space.

The delightful garden is laid mainly to lawn, bordered by thoughtfully planted hedges on either side. The garden is securely enclosed by fencing, with lower-level fencing to the rear designed to capitalise on the picturesque countryside views. The current owner is including a robotic lawnmower with the property for convenient lawn upkeep. A spacious patio, complete with a sunken entertainment area, offers outdoor seating and food preparation space, creating an ideal setting for outdoor gatherings during warmer months.



















# INFORMATION

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## On The Doorstep...

The village of Murrow is located only 6 miles from the market town of Wisbech and 8 miles from the pretty town of March. The thriving village benefits from a village shop, excellent primary school, church, and a pub.

## How Far To...

The nearby 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 including various supermarkets, schools, restaurants, a sports centre and other facilities. The vibrant marketplace and high street, lined with local, independent shops, cater to all your shopping needs. The nearest train station is in March (8 miles), which links to Ely, Cambridge and Peterborough.

Directions - Please Scan The QR Code Below

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.. [///zaps.mallets.furniture](http://zaps.mallets.furniture)

## Services, District Council and Tenure

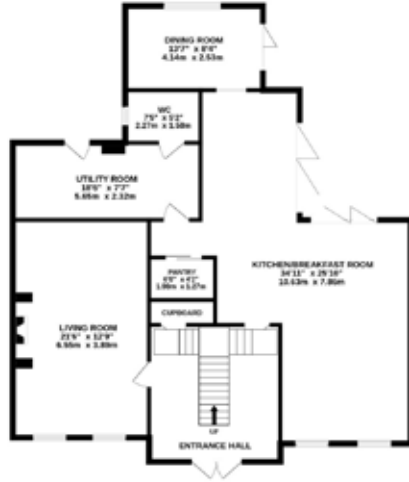
Air Source Heat Pump,  
Mains Water & Drainage  
Fenland District Council - Band F  
Freehold



GARAGE  
0 sq.ft. (0 sq.m.) approx.



GROUND FLOOR  
1295 sq.ft. (120.0 sq.m.) approx.



1ST FLOOR  
1043 sq.ft. (96.7 sq.m.) approx.



2ND FLOOR  
897 sq.ft. (82.6 sq.m.) approx.



SQ.M DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA : 3030 sq.ft. (281.5 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		
81-91	B	86	91
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# 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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