



High Road

Wisbech St. Mary PE13 4RA

**BROWN & CO**



## High Road, Wisbech St. Mary PE13 4RA

Outstanding New Home  
Superb Contemporary Design with Open Plan Living  
Four Double Bedrooms, Two En-suite  
Stunning Kitchen & Bathrooms  
Substantial 230m<sup>2</sup> House  
A47 & Peterborough Easily Accessible  
Close to Grammar School  
Must be Viewed to Fully Appreciate



### INTRODUCTION

Brown&Co offers a recently completed, substantial, new home, in Wisbech St. Mary with excellent superb contemporary living spaces and swift access to Wisbech Grammar School and other local amenities.

### LOCATION

The property is located in Wisbech St Mary, a village 4 miles from the centre of the Georgian market town of Wisbech. The village has Primary school, Post Office, petrol station, pub and fish and chip shop. There is a beautiful church along with some fine period properties. Wisbech Grammar School is a short drive away and a significant benefit to the village and location of this property.

### THE PROPERTY

The house is substantial, approximately 232m<sup>2</sup>, and has one of the best, modern designs we have seen recently with a superb feeling of space in every room.

The arrangement which is set over two floors is perfect for today's living. There is a wide reception hallway which gives access to the study/snug and sitting room. To the rear is the open plan living area. This comprises a superb, spacious, functional and versatile space with kitchen, dining area and family room. The kitchen is beautifully fitted with quartz worktop and quartz floor returns that makes a real statement. The room is also beautifully finished and tiled. There is also a utility room and wc. On the first floor there are four double bedrooms and family bathroom positioned off a large landing. The master bedroom and second bedroom having en-suite facilities and third bedroom having fitted wardrobes.

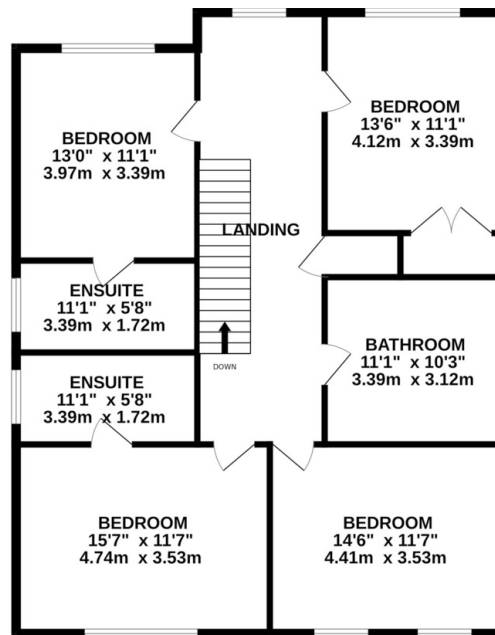
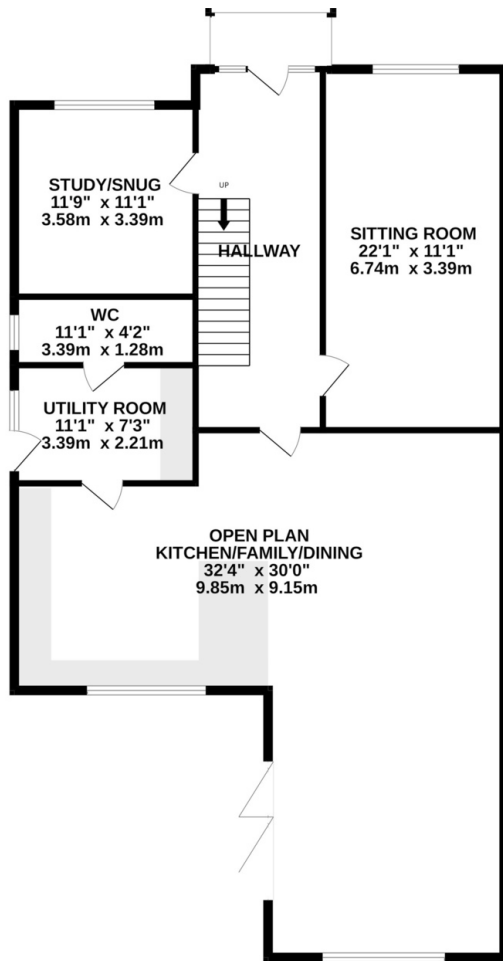
The quality of the finish both internally and externally are exceptional, the family room is a superb space with bi-folding doors to a generous patio where there is a garden which has been turfed. The developer is also prepared to make arrangements for garden storage to be included at the asking price.

### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



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