



194 Fridaybridge Road
Elm | Wisbech | Cambridgeshire | PE14 0AU

FINE & COUNTRY

PICTURE-PERFECT FAMILY HOME



Surrounded by greenery and gorgeous views, this beautiful home is picture-perfect both inside and out. It's been designed with family life in mind, and space really is at the forefront of that.

With a clear flow from one room to the next, this house is a light and bright space, one that expertly caters to family life and socialising in equal measure.

There's a lot of privacy and tranquillity, especially in the large garden, but it's still close to local amenities including shops and a train station.



KEY FEATURES

- Five Bedroom Detached Family Home
- Master Bedroom with Ensuite & Dressing Room
- 24ft Kitchen with Central Island
- Utility Room & Ground floor W.C
- Enclosed Rear Garden with Field Views
- Home Office / Playroom
- Fitted Solar panels & Underfloor Heating
- Popular Village Location, Close to Shops & Schools
- Detached Double Garage & Off-Street Parking
- Total Accommodation extends to 2466 sq. ft approx

With one look across the large patio to the open views to the rear of the property, the beauty of this home becomes apparent. Boasting a 24ft kitchen and dining room, a lounge and a separate snug, there's no shortage of living space in the home. It's a hugely versatile property that's been designed to meet the demands of family life.

Designed for Family Life

This is a property that has been designed with family in mind, and every aspect of it works well for busy and lively inhabitants. A lot of thought has gone into the design of the home, and the perfect balance has been struck between simple interior design choices and a personal, homely feel. The current owners have lived in the property for a little over four years, and they've enjoyed their time there a lot.

They were first drawn in by the abundance of space and the size of the rooms, and they make note of how attractive the exterior of the house is, describing it as having a "square brick, attractive facade." With five bedrooms and a lot of living space, there's always somewhere to sit back and relax, or even entertain family and friends.

Ticks Every Box

There are a lot of things to love about this property, but the current owners chose the lounge as their favourite room. They describe it as being "bright in the summer and cosy in the winter," which highlights just how functional the space really is. Whether you are unwinding after a long day at work or you're hosting guests for the evening, the lounge is a bright and welcoming space to be.

When asked to describe the property in two words, the current owners chose "light" and "spacious," and we couldn't agree more.





KEY FEATURES

As you move from room to room, the sheer amount of natural light that flows into the home is clear. Upstairs, the property has five bedrooms - including a master bedroom that boasts an en suite and dressing room - and a family bathroom. All of the bedrooms are spacious, light and versatile, and there's a lot of opportunity for you to make your space your own.

Gorgeous Greenery

As you head outside, you will see just how much outdoor space there is to enjoy. With a sprawling lawn and patio, the enclosed garden caters to every need. There's space for children to play and for keen gardeners to show off their planting skills, but also enough space for al fresco dining, catching up with friends and relaxing in the sunshine. The garden has been manicured to perfection, but it's still simple and easy to manage. To the side, there's a double garage that provides even more usable storage space.

The current owners explain that "everything is accessible" from the property, including shops, a train station and local pubs. There's a sense of privacy and serenity that comes with living at the property, largely due to its detached nature, but it's still very much part of the local community.

























INFORMATION



On The Doorstep

The property is situated almost halfway between the villages of Elm and Friday Bridge both having primary schools, convenience stores and post offices, pubs serving food and a fish and chip shop. Less than a ten-minute drive takes you into Wisbech for secondary education including the highly sought after Wisbech Grammar School, and a great deal of shops, supermarkets and amenities. A little further afield is March, and Downham Market where there is a station with a direct line to London Kings Cross. The city of Peterborough is about a half hour drive which has a very fast train service to London.

Directions - Please Scan 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... [///objective.wedding.delight](http://objective.wedding.delight)

Services, District Council and Tenure

GFCH, Mains Water & Drainage

Fenland District Council - Tax Band E

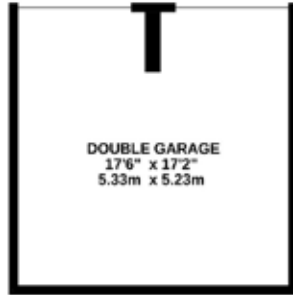
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk

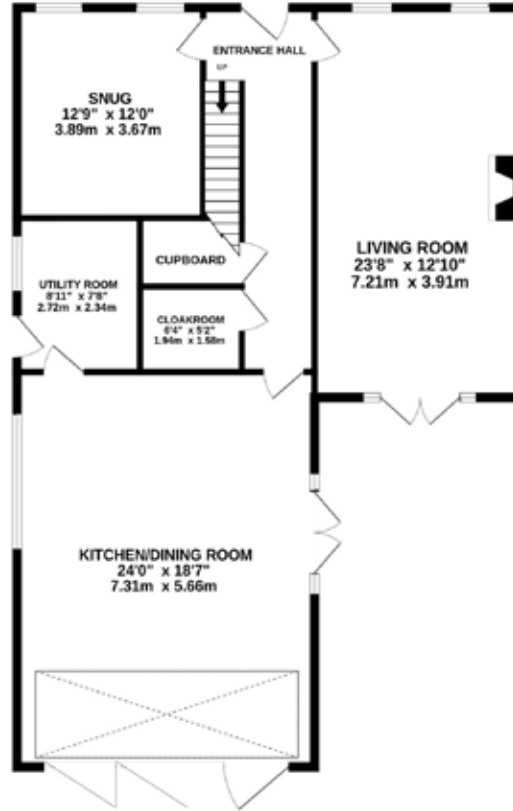
Freehold



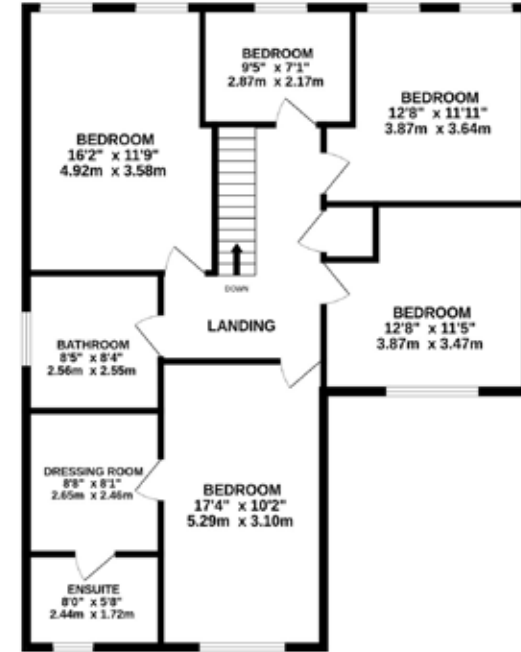
GARAGE
296 sq.ft. (27.5 sq.m.) approx.



GROUND FLOOR
1152 sq.ft. (107.1 sq.m.) approx.



1ST FLOOR
1018 sq.ft. (94.5 sq.m.) approx.



TOTAL FLOOR AREA : 2466 sq.ft. (229.1 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
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.





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