



THE STORY OF
192 Norwich Road
Wisbech, Cambridgeshire

SOWERBYS

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192 Norwich Road

Wisbech, Cambridgeshire
PE13 3TB

Detached Family Home

Sitting Room with Open Fireplace

Kitchen Dining Room

Bright Garden Room

Ground Floor Shower Room

Three Bedrooms

Garage and Off-Road Parking

Enclosed and Low-Maintenance Rear Garden

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“We have loved everything about the house and the area.”

This home has been a special part of the current owners heart. Having been built within the family in the 1970's, this property has been a much loved home. Now, the time has come for the children to allow someone new to make this their forever home, and continue to make many memories.

The open-plan design has been ideal for the current owners for over fifty years, suggesting it is very sociable and practical for family and friends to gather. The sitting room to the front with its lovely fireplace, has got a great sense of comfort, whilst the kitchen and dining area to rear is easily connected, which has been a wonderful space to have everyone together- especially when the young ones

were growing up.

The large conservatory right of the dining area, has been perhaps one of the most favourite rooms here – the owners loved the brightness and the sense of tranquillity it provided, with an elevated view of the garden.

Upstairs is equally as well-proportioned as downstairs, with a bright landing to lead into all three bedrooms, two of which can accommodate a king-sized bed and features built-in wardrobes. The third bedroom is a suitable size for a double bed and there is a well-appointed main bathroom, which has had a recent update, to facilitate all the bedrooms.



SOWERBYS — a new home is just the beginning

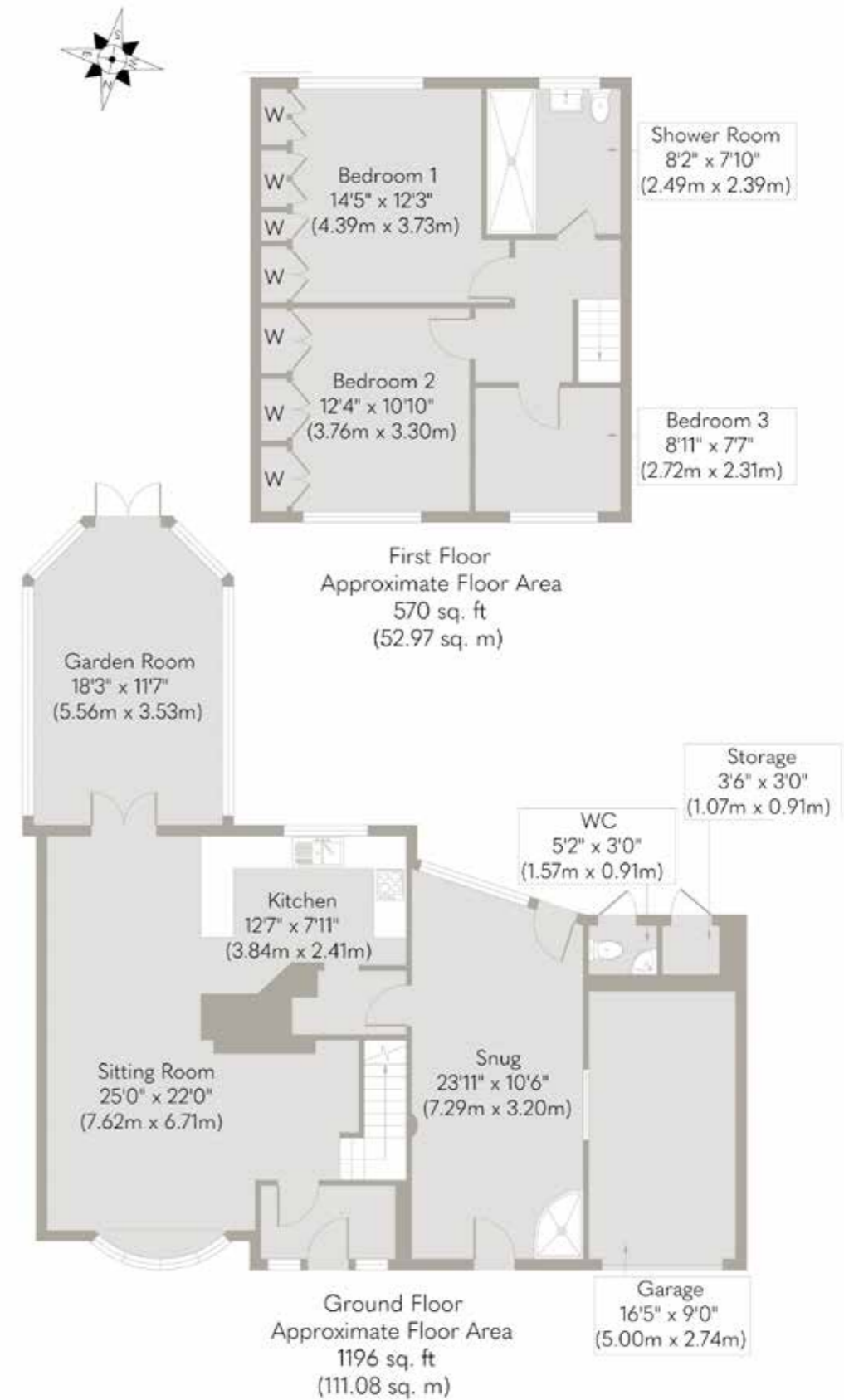


Outside the property requires little to no maintenance. The drive provides off-road parking spaces and the mature lawn and flower beds soften the look.

The rear garden, which is fully enclosed is perfect for those families that don't want a large garden to look after, but it is still spacious enough to be a great spot for barbeques and family gatherings.

A home for over fifty years, a place where the next owners can make it their forever home.

“The warmth of the garden room is always so inviting.”



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.

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



Hunstanton Beach.

“We have loved exploring the Norfolk Coastline.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9447-2897-7022-9096-4075

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: ///endearing.marginal.surpasses

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SOWERBYS



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