



Fairway
66 Barton Road | Wisbech | Cambridgeshire | PE13 1LE

FINE & COUNTRY

LEAFY SURROUNDINGS



Set on the fringes of Wisbech in a highly sought-after residential area, this substantial detached family home offers a rare combination of individuality, space and convenience. Standing on a plot of more than a quarter of an acre (stms) and offering established gardens and a user-friendly layout, this property is perfectly placed for the grammar school, riverside walks and vibrant town centre.



KEY FEATURES

- A Substantial Detached Family Home on a Generous Plot in the Town of Wisbech
- Three Double Bedrooms, Master with En-Suite
- Generous Kitchen/Diner with Range Style Oven
- Separate Utility Room
- Two Reception Rooms, One with French Doors to the Garden
- Four-Piece Family Bathroom including Jacuzzi Bath
- Impressive Garage and Ample Off-Road Parking
- Established Garden with Fruit Trees, Lawn, Patio and Shed
- Plot in excess of 0.25 of an acre (stms)
- Ideal Location for the Grammar School and Town Centre
- The Accommodation extends to 2,073sq.ft
- Energy Rating: F

Located in a leafy area with an outlook onto an open field, this property is an opportunity to acquire a spacious, individual family home with a large garden, excellent local amenities and a welcoming community on the doorstep.

So Much To Offer

"It's a very individual non-estate property with great views and which is located opposite the junior football field," the present owners said when discussing their home. They purchased it in December 2011 attracted by the fact that had a distinctive appearance, and the layout internally was perfect for them with double bedrooms and "Plenty of natural light with French doors opening out onto the terrace and garden". On entering the house, the spacious entrance hall leads to through to the living room (with an open fire) and the kitchen/diner, with the dining room to the rear of the property offering garden access through two sets of French doors. The kitchen/diner features a range-style oven, ample worktop space and a twin ceramic sink. The adjoining utility room and store provide further practicality, with direct access to the garage and to a handy workshop area.

Wonderful Location

The property is set back from the road with ample parking, and as the owners highlighted, "While feeling like a countryside home because of position with the walks and the river, it's only ten-minute on foot to all the facilities of Wisbech with its supermarkets, the grammar school, tennis and squash clubs and an indoor swimming pool." The location really couldn't be better for families, with the grammar school so conveniently located just a five-minute walk away.





KEY FEATURES

Favourite Spaces

"The back room is perfect for in the summertime, while the living room with the fireplace is warm and cozy during the winter months," the owners shared. The kitchen/diner is a bright, sociable space for family meals, and the garden is a haven for wildlife and relaxation.

The Garden

"We have apple trees, fig trees, raspberry and strawberry bushes in the garden, as well as daffodils, tulips and roses." The established rear garden, with its good-sized lawn and mature trees, offers a tranquil retreat and plenty of space for children to play or for entertaining outdoors. The lush lawn is perfect for outdoor activities or simply basking in the natural beauty of the surroundings, whilst various trees and shrubs add a touch of elegance to the landscape. The hardstanding patio area is an ideal spot for alfresco dining or enjoying a cup of morning coffee in the fresh air, and a timber shed offers extra storage space for garden tools or equipment, keeping the outdoor area organised and clutter-free.

Shrubs and bushes on the front boundary help to shield the property from the road, the shingled driveway provides ample off-road parking and access to the garage, ensuring convenience for homeowners and guests alike.

On Leaving

"We will miss having so much room," the owners said when asked about moving on from their home. "And we will also miss being able to go on wonderful walks in the area, and all the friendly people who live locally – we have made lot of friends here." They also reflected, "It's a great family home with a very big garden. We love it here and the only reason for moving is to be nearer to family."





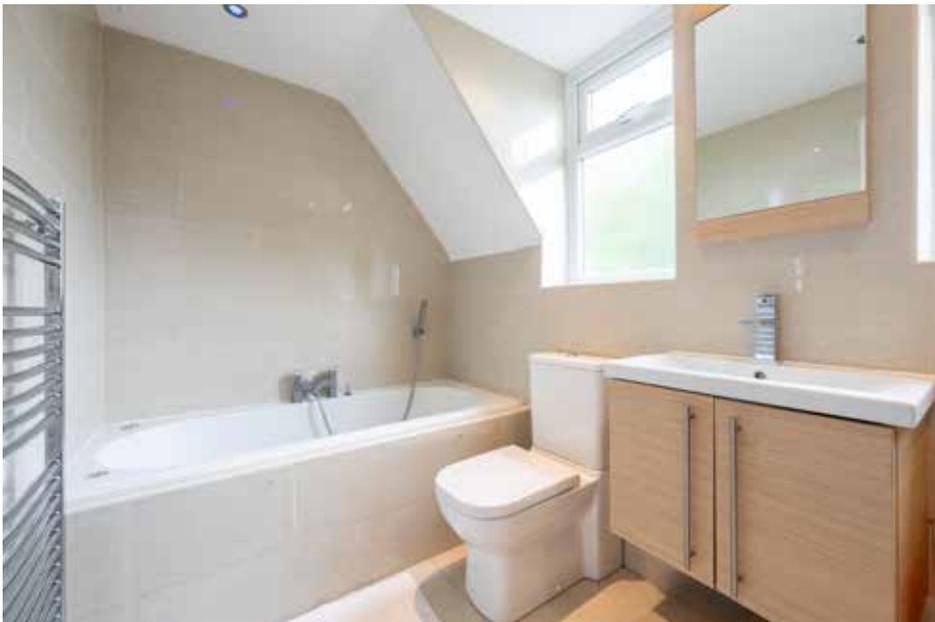
















INFORMATION



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'. Wisbech offers a wide range of amenities, making it a well-rounded and convenient place to live, with easy access to the various supermarkets, eateries, schools and other facilities. The local grammar school is just a five-minute walk away, and the property is also within walking distance of several good pubs, including The Red Lion which is located on N. Brink and offers a widely acclaimed Sunday lunch. Fitness enthusiasts can take advantage of the nearby Hudson Leisure Centre, a sports centre which boasts a swimming pool, gym and a range of exercise classes in addition to a soft play centre for children. The vibrant marketplace and the High Street, lined with local, independent shops, cater to all your shopping needs. There is plenty to explore locally, with picturesque walks to enjoy.

How Far Is It To?

The property is exceptionally well located for both local amenities and wider travel. King's Lynn, with its mainline rail station offering regular services to Cambridge and London Kings Cross, is just under sixteen miles away by car. The Sandringham Estate is around twenty-two miles by road, while the beaches of the North Norfolk coast at Hunstanton are thirty miles away. March station, ten miles distant, offers direct trains to Ely, Cambridge and Peterborough, and Peterborough itself is about twenty-three miles by car, with fast rail links to London and the north.

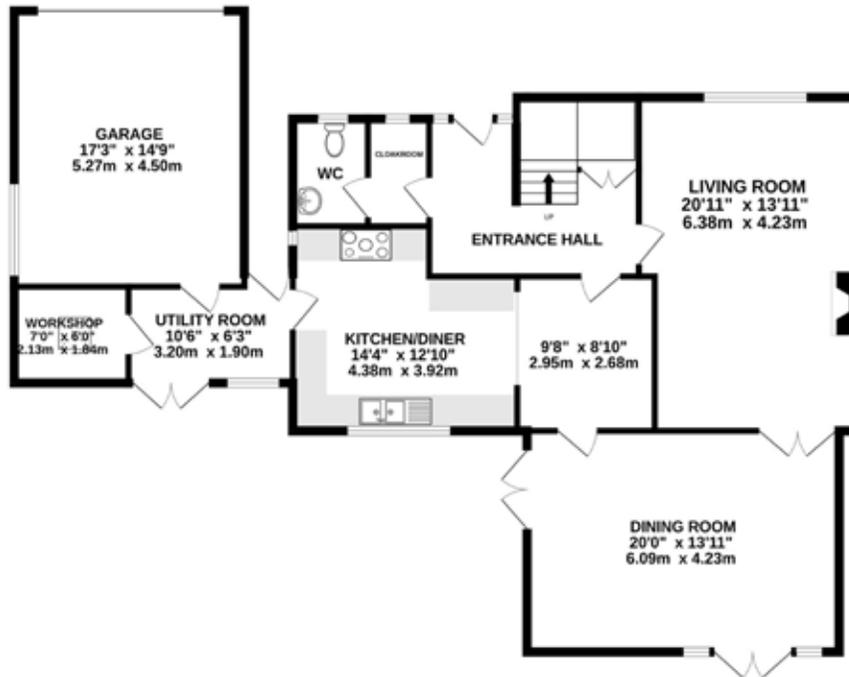
Directions

From the centre of King's Lynn, take the A47 east towards Wisbech. Continue on the A47 for approximately eleven miles until the Freedom Bridge roundabout, then take the fourth exit onto the A1101/North Street. Continue as it becomes Chapel Road and N. Brink, then turn right into Barton Road. Continue along Barton Road, passing the playing fields on the right. On reaching the junior football field on the left, the property will be found opposite, as identified by a Fine & Country For Sale board.

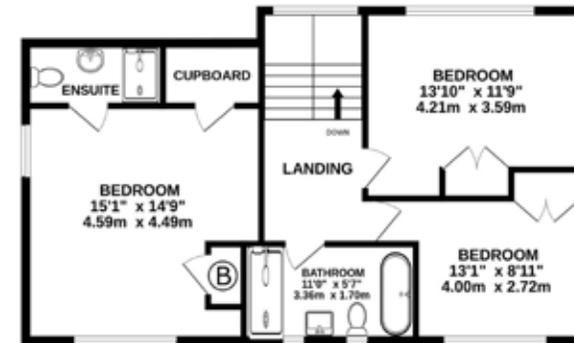
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband FTTP Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Fenland District Council - Council Tax Band E
Freehold

GROUND FLOOR
1368 sq.ft. (127.1 sq.m.) approx.

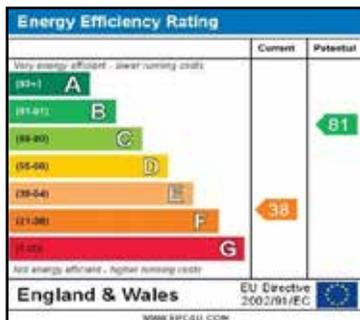


1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 2073 sq.ft. (192.6 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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FINE & COUNTRY

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