



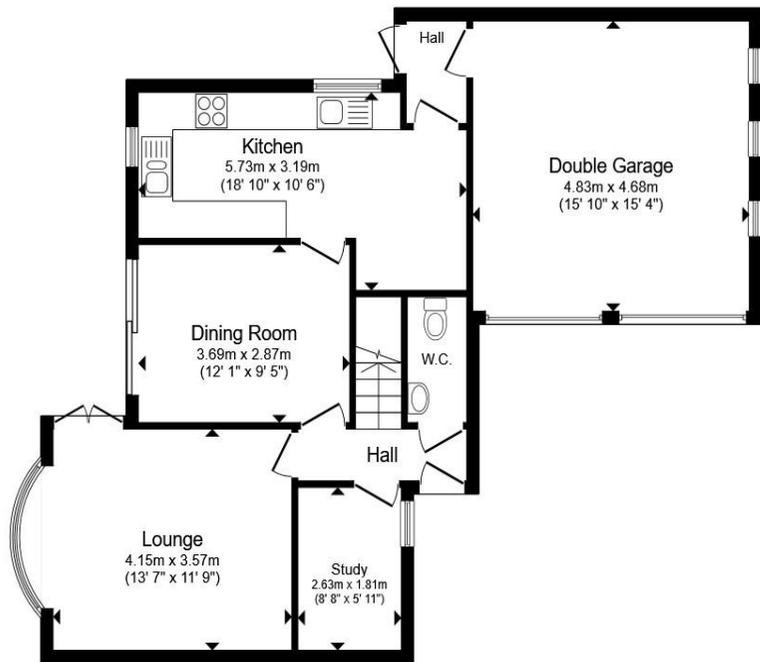
**Mulberry Lea, Upwell Wisbech PE14 9AG**

## Welcome to

### Mulberry Lea, Upwell Wisbech

This beautifully presented four-bedroom detached home offers modern living throughout, finished in a stylish beige and black colour scheme. Situated in a sought-after village location on a desirable street, the property combines contemporary design with spacious, practical living. Upon entering, you are welcomed by a bright entrance hall. To the left is a well-proportioned home office, ideal for remote working, while straight ahead lies a spacious and inviting lounge. To the right, there is a versatile dining room or second reception room, perfect for entertaining or family use. The heart of the home is the stunning modern kitchen, complete with high-quality built-in appliances-only three months old-including a dishwasher, washing machine, tumble dryer, and induction oven. A convenient downstairs WC completes the ground floor. Upstairs, the property boasts four generous double bedrooms, two of which benefit from their own en-suite bathrooms. A contemporary family bathroom serves the remaining bedrooms. Externally, the home features a double garage and a private driveway providing off-street parking for three to four vehicles. The rear garden is mainly laid to lawn and enjoys beautiful open field views, offering a peaceful and scenic backdrop. This exceptional home perfectly balances modern comfort with a tranquil village setting, making it ideal for families seeking both style and space. Includes two en-suites, a family bathroom, double garage, driveway parking, and a rear garden with open field views.





**Ground Floor**



**First Floor**

Total floor area 147.0 m<sup>2</sup> (1,582 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Hall**

**Lounge**

**Dining Room**

**Kitchen**

**Study**

**Downstairs Wc**

**First Floor Landing**

**Bedroom One**

**En-Suite**

**Bedroom Two**

**En-Suite**

**Bedroom Three**

**Bedroom Four**

**Bathroom**

**Double Garage**

**Agents Note:**

'Heating to the property is served by Electric (Air Source Heating). Please contact the branch for more details'

## Welcome to

## Mulberry Lea, Upwell Wisbech

- Modern Detached Property
- Double Garage
- Ample Parking
- 4 Double Bedrooms
- 2 En-suites
- Air Source Heating
- Field Views to Rear
- Village Location

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

# £325,000

## Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. Proceed to the A47 roundabout and continue straight over following the road to Outwell. Upon entering Outwell take note of Bloom & Wake's Garage on your left hand side and turn right at the mini roundabout. Follow the road round to the left into Isle Road and continue through into Upwell. Proceed along and turn right into Mulberry Lea.



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WSB125212](https://williambrown.co.uk/Property/WSB125212)



Property Ref:  
WSB125212 - 0003

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