



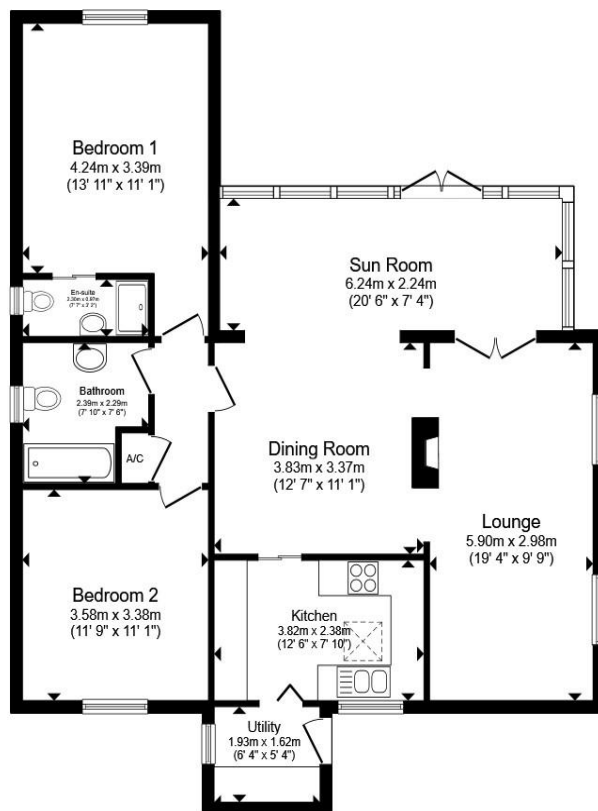
Snuggledown, Bardyke Bank, Upwell, Wisbech, PE14 9HN

Welcome to

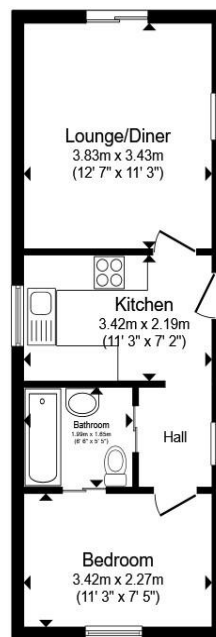
Snuggledown, Bardyke Bank, Upwell, Wisbech

Occupying a stunning rural setting within a plot in excess of 0.4 acres (S.T.S.), this substantial detached bungalow offers exceptional versatility, extensive leisure facilities and the added advantage of no onward chain. The main residence provides two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room. There are two reception rooms, offering flexible living and entertaining space, complemented by a bright garden room that enjoys views over the surrounding grounds. A particular feature of this unique property is the self-contained one bedroom annexe, ideal for multi-generational living, guest accommodation or those seeking additional independent space. Externally, the property offers a wealth of additional facilities, including a double garage with adjoining games room and conservatory, providing fantastic potential for hobbies, entertaining or further versatile use. The beautifully arranged grounds also feature an outdoor swimming pool and a private lake, creating a truly idyllic countryside retreat. Combining spacious accommodation, outstanding external amenities and a peaceful rural location, this is a rare opportunity to acquire a lifestyle property with endless possibilities.

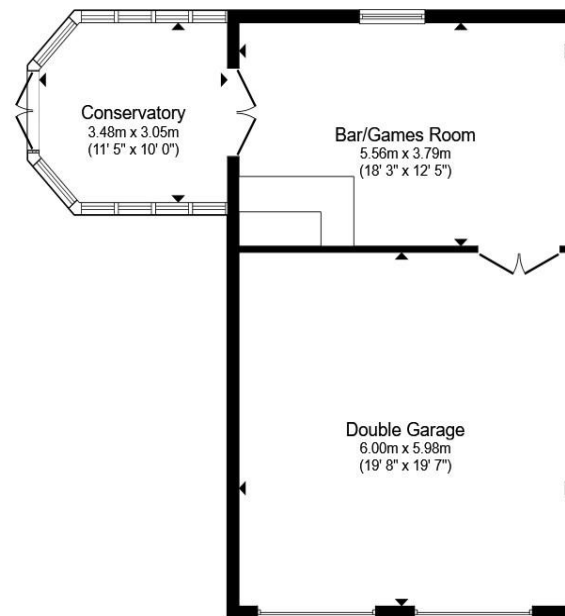




Floor Plan



Annex



Outbuilding

Total floor area 206.0 m² (2,217 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



Kitchen

Utility

Lounge

Dining Room

Sun Room

Bedroom One

Shower Room

Bedroom Two

Bathroom

Annex:

Hallway

Kitchen

Lounge/Diner

Bedroom

Bathroom

Double Garage

Games Room

Conservatory
Agents Note:

'Heating to the property is served by Calor Gas. Please contact the branch for more details'

'Waste from the property is served by Cesspit. Contact the branch for more details'

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

Snuggledown, Bardyke Bank, Upwell, Wisbech

- Spacious detached bungalow
- Two double bedrooms plus detached one bed annexe
- Outdoor swimming pool and private lake
- Rural location in excess of 0.4 acres (S.T.S.)
- No onward chain

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128748



Property Ref:
WSB128748 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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