



Walton Road, Marshland St James, Wisbech
OIEO £450,000 Freehold

**Sharman
Quinney**

Key Features



- Fantastic Family Home
- Generous Corner Plot
- One Bedroom Annex
- Multiple Reception Rooms
- Garage and Substantial Off Road Parking

Ground Floor

Entrance Hall

Door to front. Tiled flooring. Access to WC, Study, Lounge, Kitchen/Diner, Annex Lounge. Stairs to First Floor.

WC

Tiled flooring. Hand wash basin and low-rise toilet.

Study

Window to front. Fitted carpet.

Lounge

Window to side and patio doors to rear. Hard flooring. feature fireplace with multi fuel burner. Open to Sunroom.

Kitchen

Window to rear. Tiled flooring. Access to Utility Room, Pantry and open to Sunroom. The kitchen is fitted with a range of base and wall units with granite worktops and tiled splashbacks. Breakfast bar. Integrated eye level double oven, induction stove top with sunken extractor fan, tall fridge and separate freezer, plumbing and space for dishwasher.



Utility Room

Windows on rear and side, door to side into garden. Hard flooring. Built in base unit, space for washing machine and tumble dryer.

Sunroom

Double doors to side and rear into garden, windows on all sides, large glass roof lantern. Hard flooring. Open to Kitchen and Lounge.

Boot Room/Hallway

Window to front. Tiled flooring. Access to Annex Lounge

Annex Lounge

Window to front, two to rear and double doors into garden. Hard flooring. Feature fireplace with electric fire.

Hallway

Hard flooring. Vanity sink with storage. Access to Bedroom, Shower Room and Storage Room.

Annex Bedroom

Window to rear. Fitted carpet. Access to Walk-in Wardrobe

Walk-in Wardrobe

Fitted carpet. Shelves and hanging rails.

Shower Room

Frosted window to rear. Hard flooring, tiled walls. Shower cubicle, low rise toilet.

Storage Room

Double doors to front. Access to integral garage. Light and Power.

Integral Garage

Up and Over door to front. Door to side into Storage Room. Light and Power.

First Floor

Bedroom One

Window to rear. Fitted carpet.





Ground Floor



First Floor

Total floor area 239.5 m² (2,578 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



Ensuite

Frosted window to front. Tiled flooring. Large walk-in shower, vanity sink with storage, light up mirror above, low rise toilet. Heated towel rail. Open to Walk-in Wardrobe.

Walk-in Wardrobe

Frosted windows to front and side. Tiled flooring. Fitted with a range of wardrobes and drawers.

Bedroom Two

Two windows to rear. Fitted carpet.

Bedroom Three

Window to front. Fitted carpet.

Bathroom

Frosted window to rear. Three-piece suite comprising of bath with shower attachment, hand wash basin and low-rise toilet. Heated towel rail.

Outside

The front of the property is gated and hedged off from the road. The driveway, accessed through double gates is gravelled and allows parking for 10+ vehicles. There is access to the single garage and the storeroom. Access to the rear garden via a gate to the side.

The wraparound rear gardens are a very generous size, very much in keeping with the rest of the property. Fully enclosed and landscaped with lawn along with various mature trees and shrubs. There are several gravelled and patioed/decked areas, perfect for outdoor entertaining.

Agents note:

Please note that the AML fee covers 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.

To view this property call Sharman Quinney on:
01354 661166

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