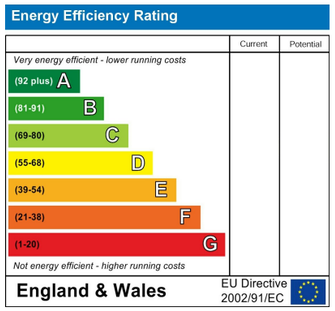
DIRECTIONS

SATNAV: PE14 7EW From Kings Lynn proceed along the A47 towards Wisbech and continue along the dual carriage way. Take the 2nd exit signposted Terrington St John turn left, then 1st left onto Cherry Tree Drive where the property can be found on the left hand side easily identified by our For Sale board.



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Brittons Estate Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.

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NEW BUILD FIVE BEDROOM DETACHED HOUSE WITH GARAGE & DRIVEWAY.
NO CHAIN - NEW BUILD.

Wisbech **£400,000 Freehold**

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ENTRANCE HALL 21'5 x 4'8 (6.53m x 1.42m)
Tiled floor. Stairs to first floor.

CLOAKROOM 7'9 x 3'1 (2.36m x 0.94m)
Two piece suite comprising wash hand basin and w.c. Tiled floor.

LOUNGE 20'8 x 14'9 (6.30m x 4.50m)
TV Point. Power Points. Window to front and side aspects. Leads onto:

OPEN PLAN KITCHEN/DINER 23'3 x 13'10 (7.09m x 4.22m)
Range of matching wall, base and drawer units, stainless steel sink and drainer with hot and cold mixer tap. Integrated double electric oven, four ring electric hob with extractor above and integrated dishwasher. Tiled floor. Window to rear aspect. French doors to rear garden.

UTILITY 9'11 x 6'8 (3.02m x 2.03m)
Selection of base units. Space for washing machine. Selection of Power Points. Door to garage. Doors to side and rear. Window to rear aspect.

GALLERIED LANDING 13'3 x 7'9 (4.04m x 2.36m)
Airing cupboard.

BEDROOM 1 13'0 x 11'0 (3.96m x 3.35m)
Double radiator. Power Points. TV Point. Window to front aspect.

DRESSING ROOM 8.9 x 6'2 (2.44m.2.74m x 1.88m)

EN-SUITE SHOWER ROOM 8'3 x 4'0 (2.51m x 1.22m)
Shower enclosure with Thermo Rainfall shower with hand held attachment, vanity wash hand basin and w.c. Heated towel rail. Tiled floor.

BEDROOM 2 12'2 x 10'9 (3.71m x 3.28m)
Double radiator. Power Points. TV Point. Window to front aspect.

BEDROOM 3 13'9 x 10'8 (4.19m x 3.25m)
Double radiator. Power Points. TV Point. Window to rear aspect.

BEDROOM 4 13'6 x 12'5 (4.11m x 3.78m)
Double radiator. Power Points. TV Point. Window to rear aspect.

BEDROOM 5 13'8 x 10'4 (4.17m x 3.15m)
Double radiator. Power Points. TV Point. Window to rear aspect.

BATHROOM 10'0 x 7'8 (3.05m x 2.34m)
Three piece suite comprising bath with Thermo shower over, wash hand basin and w.c. Heated towel rail. Tiled floor.

SINGLE GARAGE
Electric up & over door.

FRONT GARDEN
Mainly laid to lawn with footpath leading to front door. Gravel area providing ample parking.

REAR GARDEN
Fully enclosed, mainly laid to lawn.

IMAGES
Please note that the pictures provided are representative of similar properties, giving you a glimpse of the quality and style you can expect.

IMPORTANT INFORMATION

THIS SPECIFIC PLOT HAS BEEN SOLD PRIOR TO MARKETING- WE HAVE MORE PLOTS FOR FIVE AND THREE BEDROOM HOMES AVAILABLE SO PLEASE GET IN TOUCH

Welcome to this stunning new build detached house located on Cherry Tree Drive in the charming village of Terrington St. John, Wisbech. This impressive property boasts five spacious bedrooms, making it an ideal family home. With two well-appointed bathrooms, morning routines will be a breeze for everyone. One of the standout features of this home is the open plan kitchen and dining room, which creates a perfect space for family gatherings and entertaining guests. The modern design allows for a seamless flow between cooking and dining, ensuring that you can enjoy quality time with loved ones while preparing meals. Additionally, this property comes with the added benefit of a garage, providing ample storage space or a secure area for your vehicle. The absence of any upward chain means that you can move in without delay, making this an attractive option for those looking to settle into their new home quickly. Please note that the pictures provided are representative of similar properties, giving you a glimpse of the quality and style you can expect. This new build offers a fantastic opportunity to own a contemporary home in a peaceful setting, perfect for families or those seeking a tranquil lifestyle. Do not miss the chance to make this beautiful house your new home. Contact us today to arrange a viewing and experience all that this property has to offer.

GROUND FLOOR



1ST FLOOR



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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