





Sutton Road, Leverington Wisbech PE13 5DW

william h brown

Welcome to

Sutton Road, Leverington Wisbech

Occupying a desirable non-estate location, this simply stunning established detached house has been fully refurbished throughout, offering beautifully finished accommodation ready for immediate occupation. The property provides three well-proportioned bedrooms, complemented by a stylish refitted shower room and a refitted downstairs cloakroom, both finished to a high contemporary standard. The ground floor offers two reception rooms, providing flexible living space for modern family life. The cosy lounge with an open fireplace creates a warm and inviting focal point, while the refitted kitchen has been thoughtfully designed with quality fittings, making it the perfect space for both everyday living and entertaining. Externally, the property benefits from multi-vehicle off-road parking, adding practicality to this impressive home. Combining character features with high-quality modern upgrades, this exceptional detached property offers the perfect blend of charm, style and comfort in a sought-after non-estate setting. 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.



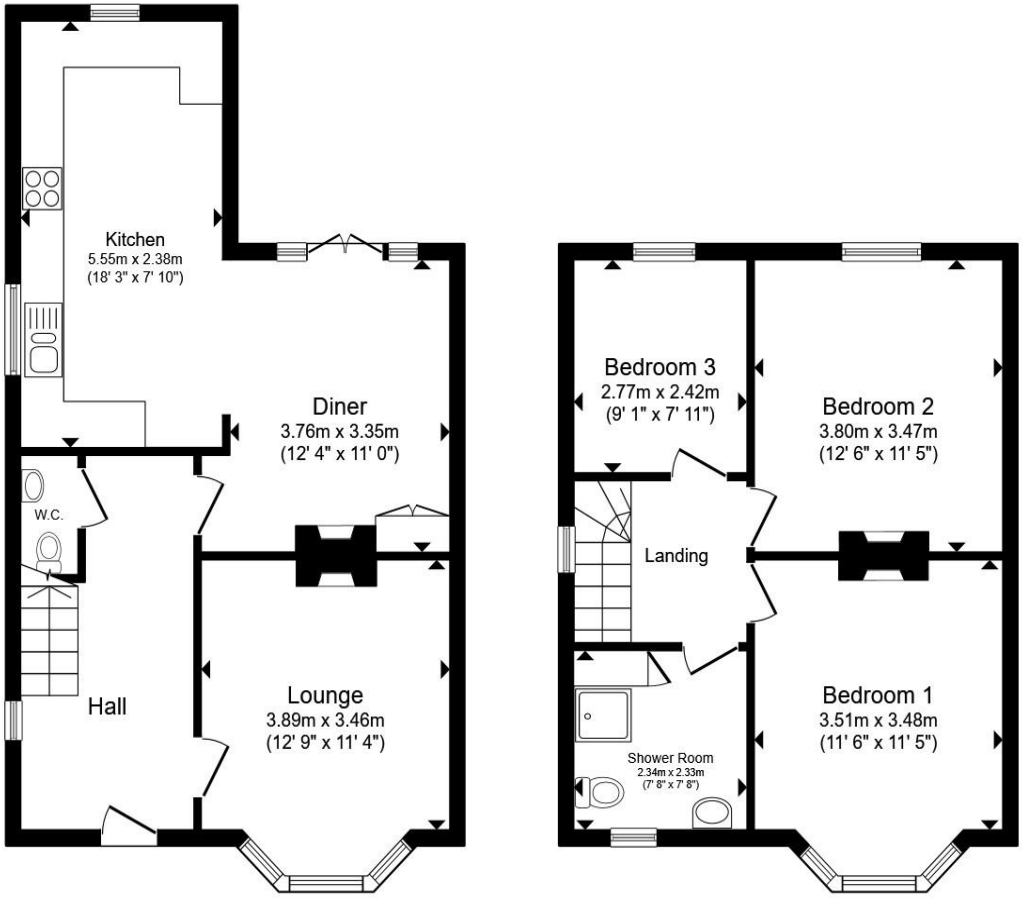












Entrance Hall

Downstairs Cloakroom

Lounge

Dining Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

Total floor area 99.6 m² (1,072 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

william h brown

Welcome to

Sutton Road, Leverington Wisbech

- Established detached house
- Three bedrooms and two reception rooms
- Fully refurbished throughout
- Refitted kitchen, bathroom and downstairs cloakroom
- Multi vehicle off-road parking

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

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Proceed out of town and continue towards Long Sutton. At the Sutton Road traffic lights bear round to the right where the property will be found on your right hand side. Look out for our board!

offers in the region of

£260,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128845

The Property Ombudsman

Property Ref:
WSB128845 - 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.

william h brown

01945 464451

Wisbech@williamhbrown.co.uk

20 High Street, WISBECH, Cambridgeshire, PE13 1DE

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.