



**Sutton Park, Sutton Road, Leverington, Wisbech, PE13 5DR**

**Welcome to**

## **Sutton Park, Sutton Road, Leverington, Wisbech**

\*\*\*\*\* Show home now open Thursday-Monday 10am-5pm. Please call to arrange a viewing! \*\*\*\*\*

Sutton Park is a brand new development in the wonderful market town of Wisbech, offering the best of country living with the benefits of good local amenities. This development is being built by a group of local, reputable developers who have a real focus on quality materials and finishes. Plot 85 Hawthorn - A well-proportioned, 3 bedroom Semi-detached family home. A generous garden with large natural stone patio. Perfect to enjoy those summer evenings. Disclaimer: Photos taken are from the 'Chestnut' style Show Home for indicative purposes only! 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







# SUTTON PARK

W I S B E C H

## Ground Floor

### Lounge

17' 10" x 10' ( 5.44m x 3.05m )

### Kitchen / Diner

17' 10" x 10' ( 5.44m x 3.05m )

### Utility

6' 6" x 5' 4" ( 1.98m x 1.63m )

## First Floor

### Bedroom One

11' 11" x 10' ( 3.63m x 3.05m )

### En-Suite

### Bedroom Two

10' 7" x 10' ( 3.23m x 3.05m )

### Bedroom Three

8' 4" x 6' 6" ( 2.54m x 1.98m )

### Bathroom

## Additional Information

**Welcome to**

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Wisbech**

- ASSISTED MOVE now available on this home! Call William H Brown for further details. Have a property sell? Ask about our ASSISTED MOVE SCHEME.
- Generous garden and large natural stone patio.
- Premium specification included as standard
- Modern open-plan Kitchen / Diner with separate utility room
- En-suite to master bedroom

Tenure: Freehold EPC Rating: Exempt

**£250,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WSB128383](http://williamhbrown.co.uk/Property/WSB128383)



Property Ref:  
WSB128383 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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