

Norfolk Street, Wimblington March

Offers in Excess of £650,000 **Freehold**

Sharman Quinney

Key Features

4 2 A E

- Substantial Period Family Home
- Generous Rear Garden
- Multiple Reception Rooms
- Games Room with Annex Potential
- Garage/Workshop Plus Ample Off-Road Parking

The ground floor offers a fantastic amount of living space, with the kitchen forming the heart of the home. Generous in size and filled with natural light, the kitchen features bespoke Wren cabinetry in a classic shaker style, complemented by a central island and a traditional exposed brick mantel housing the range oven and stove. There is space for an American-style fridge/freezer, along with an integrated dishwasher and bin storage. Archway openings lead through to the formal dining room and main lounge, creating a natural flow between the principal living areas.
A separate utility room sits conveniently off the kitchen, providing additional cabinetry, a stainless-steel sink and space and plumbing for a washing machine and tumble dryer.
The formal dining room is positioned to the front of the property and benefits from two windows, with an exposed brick fireplace housing a log-







burning stove providing an attractive focal point. An adjoining home office, featuring windows to the front and side alongside a characterful exposed brick wall, offers an ideal space for working from home.

The main lounge is a generous and inviting reception room, thoughtfully arranged into two distinct areas with a substantial brick fireplace at its centre. A front-facing window provides natural light, while the main entrance door and double doors leading to a further reception room add to the versatility of the space. A separate snug, accessed from the lounge, provides a cosy retreat ideal for reading or relaxing.

To the rear, the garden room offers another bright and welcoming reception space, with French doors overlooking the expansive garden and a further door providing side access. Stairs lead to the first-floor landing, with useful storage beneath, while an additional door opens into another reception room. This room is currently used as a home gym and benefits from direct access to the ground-floor shower room, which comprises a large walk-in shower, vanity unit with storage, toilet and a frosted side window.

Upstairs, the first floor provides four generously proportioned double bedrooms, a separate dressing room and a family bathroom. Bedrooms three and four enjoy views over the rear garden, while bedrooms one and two overlook the front of the property. The dressing room is particularly well appointed, featuring bespoke fitted joinery, a vanity area, exposed hanging rails and shelving.

Externally, the property continues to impress with a range of useful outbuildings offering further







Total floor area 221.1 m² (2,380 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

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potential. The substantial garage/workshop benefits from light, power and a water supply, with access via double doors to the front and a separate door from the garden. Adjoining the garage is a games room, currently used as a pool room, which offers excellent flexibility as an additional reception space, hobby room or potential annex, subject to any necessary consents. The existing water supply to the garage may also provide scope for further adaptation.

To the front, the property enjoys attractive period kerb appeal, with a paved driveway offering two separate access points and ample off-road parking for multiple vehicles, with the added convenience of an electric vehicle charging point. The frontage has been attractively landscaped with lawn, mature shrubs, flowers and small trees, while climbing plants add further character to the exterior. Two gated entrances provide access to the rear garden.

The rear garden is a particularly appealing feature, offering a generous and private outdoor space that is fully enclosed and predominantly laid to lawn. A spacious patio provides an ideal setting for outdoor dining and entertaining, while a small pond, dedicated gardening area and two garden sheds towards the rear complete the space.

All measurements are listed on the floor plan.

To view this property call Sharman Quinney on: **01354 661166**

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The Property Ombudsman