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Ib The Wroe

Emneth

Wisbech, PE14 8AL

£290,000

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The Wroe

Emneth, Wisbech, PE14 8AL

Tucked away in a peaceful setting within the popular village of Emneth, this attractive three-bedroom detached home offers space, privacy, and charming surroundings — perfect for families or those seeking a quiet village lifestyle with modern conveniences. Set behind gated parking with a carport, the property opens into a well-designed interior featuring generous living room with patio doors leading to a patio, a spacious kitchen and dining room, ideal for entertaining, and a comfortable living space. Additional features include a ground floor WC, cloakroom, and a practical airing cupboard. Upstairs, there are three well-sized bedrooms, including a master with en-suite, and a separate family bathroom, all finished to a good standard. The property sits on a raised plot offering lovely field views to the rear and has an established garden offering a tranquil outdoor space. With its close proximity to local shops, this home provides the perfect balance of rural living and everyday convenience.



Entrance Hall
Radiator: Staircase to first floor: Under stairs storage.

Cloakroom
3' 0" x 5' 7" (0.91m x 1.70m) UPVC double glazed window to side. W.C. Wash hand basin.

Living room
11' 3" x 17' 1" (3.43m x 5.21m) UPVC double glazed patio doors to rear: UPVC double glazed window to front. Radiator: Two UPVC double glazed windows to side.

Kitchen / Dining Area
10' 9" x 15' 11" (3.28m x 4.85m) UPVC double glazed window to side. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Gas hob. Extractor hood. Electric oven. Space for washing machine. Space for dishwasher. Space for fridge freezer. Patio doors to rear. Tiled floor.

Landing
UPVC double glazed window to side. Storage cupboard

Bedroom I
8' 1" x 17' 3" (2.46m x 5.26m) UPVC double glazed window to front and rear: Two UPVC double glazed windows to side. Radiator: Loft access.

En- Suite
2' 9" x 9' 0" (0.84m x 2.74m) Shower cubicle. W.C. Wash hand basin. W.C. Heated towel rail.



Bedroom Two
10' 8" x 8' 9" (3.25m x 2.67m) UPVC double glazed window to rear: Radiator:

Bedroom Three
8' 1" x 10' 5" (2.46m x 3.17m) UPVC double glazed window to front. Radiator:

Family Bathroom
7' 3" x 6' 7" (2.21m x 2.01m) UPVC double glazed window to side Panelled bath. Wash hand basin. W.C. Extractor fan. Radiator:

Front & Rear Garden
To the front is a gravelled frontage with a pathway leading to the front door: The rear garden has a raised patio area with steps leading down to the lower garden. Mature planting. Summer house.

Carport & Parking

About Emneth, Norfolk

Emneth is a picturesque village and civil parish situated in the southwest of Norfolk, near the Cambridgeshire border. Located approximately 2.9 miles southeast of Wisbech and 12 miles southwest of King's Lynn, Emneth offers a tranquil rural setting with convenient access to nearby towns. The village boasts a rich history, with its name deriving from Old English, possibly meaning "Eana's meeting place" or "meadow." Emneth is home to the Grade I listed St. Edmund's Church, a significant landmark dating back to the 12th century, which features notable stained glass windows and historical architecture. Residents benefit from a range of local amenities, including a post office, parish church, village hall, public house, shops, takeaways, and hair salons . The village's proximity to the A47 provides excellent transport links, and the nearby town of Wisbech offers additional shopping, dining, and recreational facilities.

Surrounded by the scenic landscapes of the Fens, Emneth is ideal for those seeking a peaceful village lifestyle with the convenience of nearby urban centers.

Agents Notes

The property is on mains drainage and Mains gas central heating.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.