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7 DAYS

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**BARCLAY HOUSE
HOCKLAND ROAD
TYDD ST GILES, PE13 5LF**

THE PROPERTY: THIS IS WHAT YOU HAVE BEEN WAITING FOR! A FIVE BEDROOMED DETACHED 'SHOW HOUSE' ON A HUGE PLOT IN ONE OF THE MOST EXCLUSIVE AND POPULAR VILLAGES IN THE FENS, WITH ITS OWN GOLF COURSE, LEISURE CENTRE & PUB * FABULOUS 28' FITTED KITCHEN * UTILITY * LOVELY CONSERVATORY * GYM * STUDY * LPG FIRED CENTRAL HEATING * DOUBLE GLAZING * EXTENSIVE GARDENS TO REAR WITH BRICK SUMMER HOUSE, WORKSHOP * GARAGE PLUS MASSIVE PARKING AREA * BE THE FIRST TO VIEW!

THE PRICE: **£550,000** **FREEHOLD EPC BAND E**

REF. 8692

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF. 8692 BARCLAY HOUSE, HOCKLAND ROAD, TYDD ST GILES

COUNCIL TAX: **BAND D FENLAND DISTRICT COUNCIL**

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the road for about 2.8 miles then turn left signed Newton & Tydd St Giles. Follow the road to the village of Tydd St Giles and about 1/4 of a mile after the school take a sharp left hand bend. The property is on the right hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With tiled floor, light;

SPACIOUS ENTRANCE HALL: With LVT floor, stairway off;

LOUNGE: 16'3"(ma) x 13'5"(max) with laminate floor

FITTED KITCHEN/DINER: 28'(max) x 13'1"(max) with peninsular preparation surfaces with built in induction hob & drawers & cupboards under, wine rack, built in wine cooler, range of wall cupboards, walk in larder, built in twin electric ovens, additional preparation surfaces with drawers & cupboards under, LVT floor, inset single drainer sink unit with mixer tap & cupboards under, space/plumbing for dishwasher, feature archway, double glazed patio doors to CONSERVATORY;

GROUND FLOOR SHOWER ROOM/W.C.:

With low level w.c., inset hand wash basin with mixer tap & cupboards under, tiled & screened double shower cubicle with thermostatic shower, extractor fan, heated towel rail;

UTILITY: 10'8"(max) x 8'4"(max) with LVT floor, store cupboard, wall cupboard, inset stainless steel single drainer single unit with mixer tap & cupboard under and space/plumbing for automatic washing machine, VISSMANN gas fired wall mounted combi boiler;

BRICK & UPVC CONSERVATORY:

11'4"(ma) x 11'(max) with double glazed French doors to rear garden;

GYM: 15'8"(max) x 11'6"(max) originally used as a garage and can easily be reconverted back.

STUDY: 11'8"(max) x 7'(max) with LVT floor, work station, fitted shelving:

FIRST FLOOR:

LANDING: With access to loft, built in airing cupboard with radiator;

FAMILY BATHROOM/W.C./SHOWER ROOM.:

With 2 heated towel rails, tiled floor, tiled walls, Quadrant shower cubicle with thermostatic shower, twin free standing hand wash basins with cupboards under, panelled bath with mixer tap, low level w.c.;

BEDROOM NO 1: 15'(max) x 12'(max) with built in double wardrobe/cupboard;

BEDROOM NO 2: 12'(max) x 11'3"(ma) with two built in double wardrobes/cupboards;

BEDROOM NO 3: 11'9"(max) x 9'3"(max)

BEDROOM NO 4: 9'1"(max) x 8'8"(max)

BEDROOM NO 5: 12'5"(ma) x 12'1"(max) with sloping ceiling, laminate floor, built in wardrobe/cupboard;

EN SUITE SHOWER ROOM/W.C.:

With Quadrant shower cubicle with thermostatic shower, inset hand wash basin with mixer tap, low level w.c., heated towel rail:

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OUTSIDE:

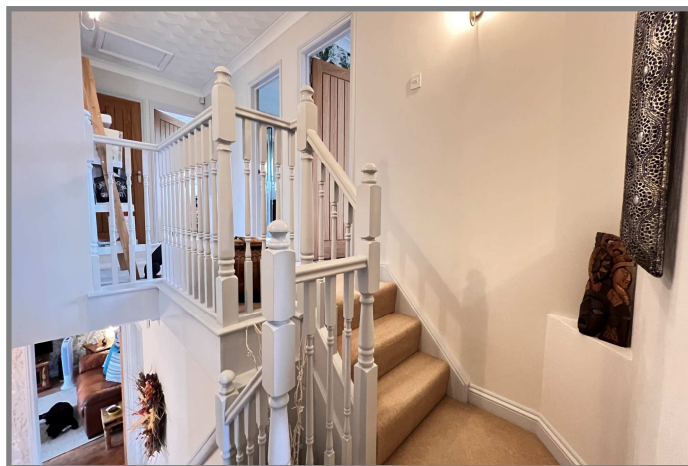
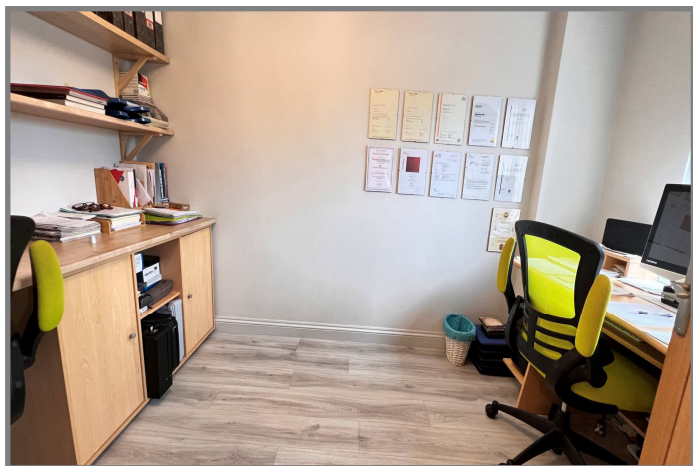
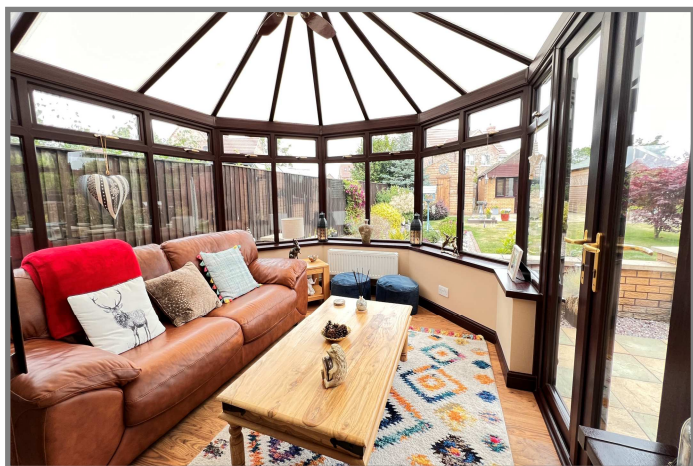
OUTSIDE LIGHTS: SECURITY LIGHTS: COLD WATER TAP: TIMBER WORKSHOP: 14'8"(max) x 11'10"(max) with power & lighting; BRICK GARDEN ROOM/SUMMER HOUSE: 14'7"(max) x 9'4"(max) with cocktail bar & shelving: GAZEBO 14'7"(max) x 11'4"(max) with power & lighting, HOT TUB (separate negotiation);

GARDENS:

Generous gardens to front, down to an extensive tarmac multi vehicle off road parking space with stone chipping borders. Timber gate to side set in a brick archway opens onto the pathway leading to the generous enclosed landscaped rear gardens which are laid to lawn with stone chippings, shrubs, walled & paved patio, conifers, trees and an extensive patio area;



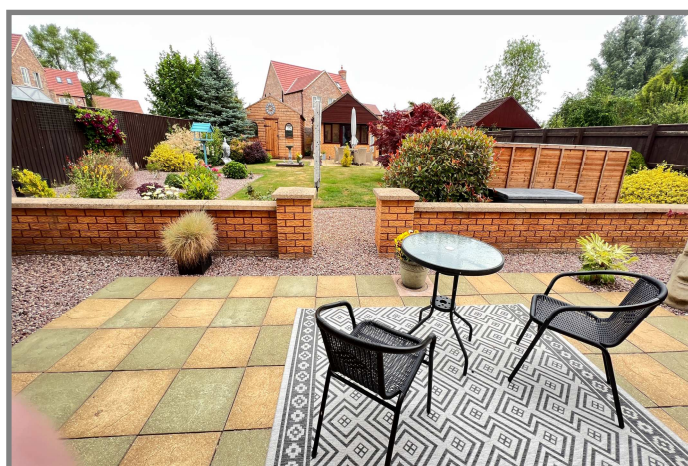
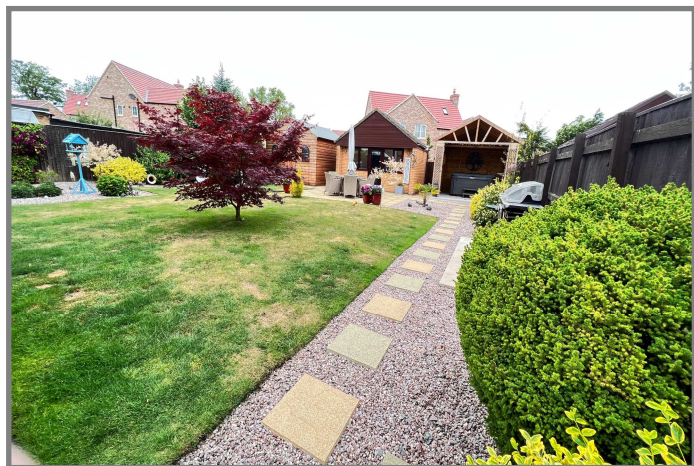
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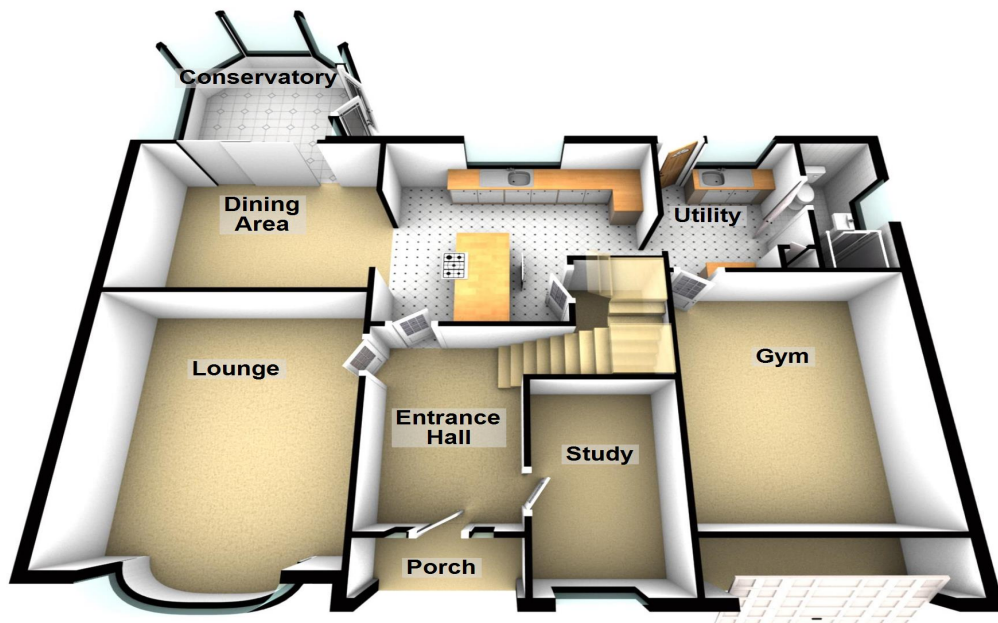


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Ground Floor



First Floor

