

**LONG SUTTON**

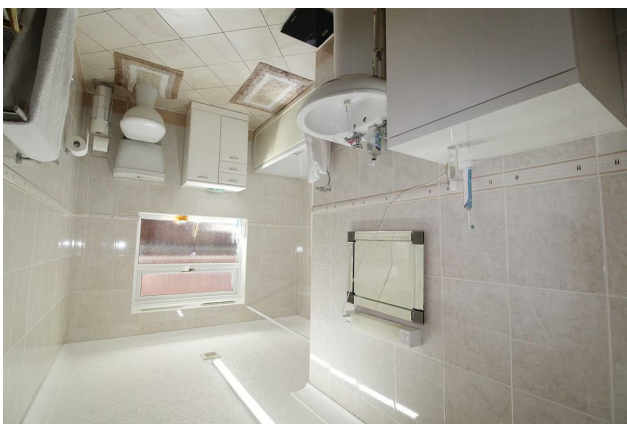
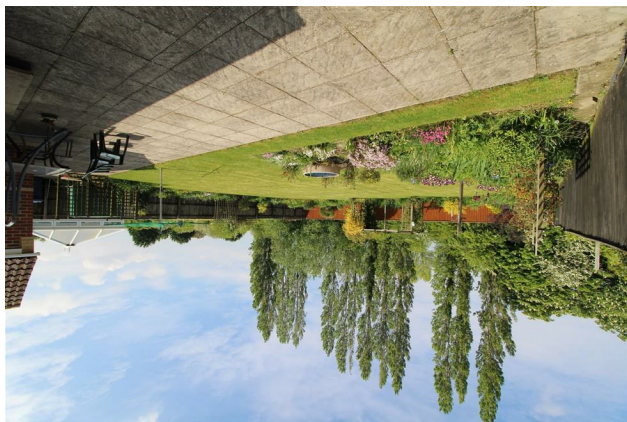
Tydd St Giles is the northernmost village in Cambridgeshire and is close to the border with Lincolnshire and Norfolk. The popular Tydd St. Giles Golf and Country Club with an 18-hole golf course, gym, restaurant and cafe facilities is always an attraction, with other events held in the Community Centre. Tydd St. Giles is conveniently located approximately 6 miles from Wisbech and roughly 5 miles away from Long Sutton, a small but busy Market Town with a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive

This executive 3 bedroom detached bungalow, built in 2004 and occupied by its current owners ever since, has been lovingly maintained, with the kitchen replaced just 2 years ago. Set back from the quiet road on a generous plot of about 1/4 acre, the bungalow boasts a spacious living room, a modern kitchen, a utility room as well as a separate dining room. There is a king-size master bedroom with fitted furniture and an en-suite shower room, a second double bedroom, a third single bedroom and a family bathroom. The integral double garage is currently utilised as a workshop/storage but has previously been used as a games room for visiting family. Outside to the front of the property is a lawned area with established borders and a driveway providing off-road parking for numerous vehicles. To the rear is an enclosed private garden, a paradise for birds, and is mostly laid to lawn with established borders. An expansive patio area provides space for relaxing or entertaining, and the garden further benefits from a solar-powered water feature and wooden storage shed. The space on offer must be seen to be appreciated. Book your viewing today!

**9F Field Avenue, Tydd St. Giles, Wisbech, Cambridgeshire, PE13 5LJ**



**Offers in the region of £360,000 Freehold**





### Entrance Hall

Coved, textured ceiling. 2 x ceiling lights. Smoke detector. Loft hatch. uPVC door with double-glazed privacy window and matching side panel. Large airing cupboard with light housing hot water cylinder with shelving and hanging rail and the alarm control panel. Radiator. Heating thermostat. 2 x double power-points. BT point.

### Living Room

6.27 x 3.53

Coved, textured ceiling. 2 x ceiling lights. uPVC double-glazed window to front. uPVC double-glazed French doors to rear. 2 x wall lights. Contemporary inset gas fire, fuelled by Calor gas, set in marble surround with marble hearth with wooden mantle. 2 x radiators. 4 x double power-points. TV point.

### Dining Room

3.58 x 2.62

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to rear. Radiator. 2 x double power-points. TV point.

### Kitchen

3.23 x 2.69

Coved, textured ceiling. Strip light. uPVC double-glazed window to rear. Fitted range of matching wall and base units with wooden worktop and coordinating splashback. Eye-level 'AEG' oven and grill. 'AEG' ceramic hob with contemporary stainless steel and glass extractor over. Space and plumbing for washing machine. 5 x double power-points. TV point. BT point.

### Utility Room

2.36 x 1.75

Coved, textured ceiling. LED strip light. Extractor fan. Fitted range of matching wall and base units with wooden worktop and coordinating splashback. Stainless steel sink and drainer with stainless steel mixer tap. Space and plumbing for dishwasher. Space for additional undercounter appliance e.g. a tumble dryer. Space for a tall fridge/freezer. Radiator.

### Bedroom 1

5.23 x 3.07

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to side. Range of matching fitted wardrobes, bedside tables and dressing table with wall-mounted mirror. Radiator. 3 x double power-points. BT point.

### En-Suite

2.24 x 1.45

Coved, textured ceiling. LED strip light. Extractor fan. uPVC double-glazed privacy window to side. Fully tiled walls. Three-piece suite comprising a low-level WC, a vanity hand basin unit and a shower cubicle with mains-fed shower. Radiator. Tiled floor.

### Bedroom 2

3.45 x 2.69

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to side. Radiator. 2 x double power-points.

### Bedroom 3

2.46 x 2.24

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to side. Radiator. 2 x double power-points.

### Bathroom

3.45 x 2.39 (max)

Coved, textured ceiling. LED strip light. Extractor fan. uPVC double-glazed privacy window to side. Fully tiled walls. Three-piece suite comprising a low-level WC, a pedestal hand basin with dual voltage shaver light over and a bath with panel and traditional style stainless steel mixer tap with wall-mountable shower head attachment, with a shower curtain over. Tiled floor.

### Garage

5.84 x 5.51

Integral garage. Strip light. Loft hatch with fitted ladder providing access to the loft space which is mostly boarded. uPVC double-glazed privacy door with matching side panel to side. uPVC double-glazed window to front. 2 x electric roller shutter doors to side. Floor standing oil fired boiler. Consumer unit. Base unit with stainless steel sink and drainer with stainless steel mixer tap. Water softener. Additional tap. 3 x double power-points. 1 x single power-point.

### Outside

To the front of the property is a garden laid to lawn with an established border comprising shrubs and bushes. The gravel driveway offers parking space for multiple vehicles and leads to additional hardstanding ideal for further parking/standing for a caravan. A sloped path set by a pretty flower bed leads to the front door. Pedestrian gates at each side provide access to the rear garden. The front of the property further benefits from an outside double power-point and 3 x lights.

To the rear of the property is a fully enclosed garden, laid mostly to lawn with established borders and an expansive patio, ideal for relaxing, dining and entertaining. With a canopy of trees and fields to the rear of the property, and bungalows to each side, the garden is a really private space shared only with the many species of birds that visit it. It further benefits from a wooden storage shed with window, a pretty solar-powered water feature, a pergola, outside lighting and 2 x outside double power-points. A 1400 litre oil tank is concealed by trellis.

### Council Tax

Council Tax Band C. For more information on Council Tax, please contact Fenland District Council on 01354 654321.

### Energy Performance Certificate

EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

### Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

### Services

Mains electric, water and private drainage are all understood to be installed at this property.

Central heating type - Oil central heating

### Mobile Phone Signal

Mobile phone signal coverage can be checked using the following links –

[www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

<https://www.signalchecker.co.uk/>

### Broadband Coverage

This postcode is deemed as very low risk of surface water flooding and low risk of flooding from rivers and the sea. For further information please use the following links -

[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

### Flood Risk

This postcode is deemed as very low risk of surface water flooding and low risk of flooding from rivers and the sea. For further information please use the following links -

[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

### Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and turn left onto Bull Lane. Continue onto Trafalgar Square. At the roundabout, take the 2nd exit onto Cowpers Gate/B1390 and continue for 0.2 miles before taking a slight left onto Browns Gate. Continue onto Tydd Low Road. Continue onto Crossgate before taking a slight left onto Church Way. Turn right onto Lowgate and continue for 1.2 miles onto Mayner's Dike. Turn left onto Hockland Road and then right onto Newgate Road. Turn right onto Field Avenue and left to stay on Field Avenue, where the bungalow is located on the right-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.