

LONG SUTTON

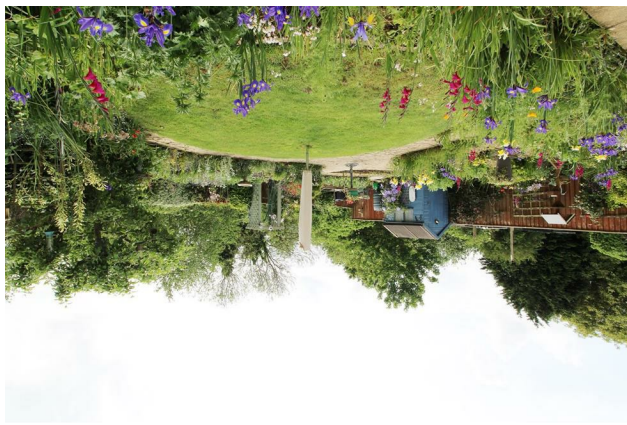
Tydd Gote is a hamlet located just off the A1011, between Wisbech (7miles) and Long Sutton (3 miles). It offers local amenities such as access to local bus service, takeaway service, church, and a children's play area with swings and climbing frames. A primary school and other facilities can be found in the adjacent village of Tydd St Mary (approx 1 mile away). Tydd St Mary has a good selection of amenities including Village Stores, Butcher, The Five Bells Pub with restaurant, and a Church. The Market Town of Long Sutton is located approximately 3 miles away and has a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Butchers, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding have ongoing coach and rail links direct to London and the North.

Welcome to this charming detached 3-bed bungalow located on Station Road in the picturesque village of Tydd Gote, Wisbech. The bungalow's detached nature provides a sense of privacy and tranquillity, perfect for those seeking a peaceful retreat. With its cosy layout and convenient single-floor living, this property is ideal for individuals looking for ease of access and a homely atmosphere. The property comprises of a spacious living room, fully-fitted kitchen, utility room, conservatory, three bedrooms with an en-suite to bedroom 1 and a family bathroom. A gardener's paradise is found to the rear, beautifully decorated with colourful flowers, shrubs and bushes. A rear hand gate provides access to a 'secret garden' growing various fruit trees. This property benefits from off-road parking spaces for multiple vehicles plus room for a motorhome/caravan. Further space can be found in the single integral garage. Don't miss the opportunity to make this delightful detached bungalow in Tydd Gote your own - a perfect blend of comfort, convenience, and countryside charm.

52 Station Road, Tydd Gote, Wisbech, Cambridgeshire, PE13 5QA



Offers in the region of £295,000 Freehold



Hallway

24'8" x 4'5" (7.54 x 1.35)

Coved and textured ceiling. Fire alarm. Part uPVC, part double-glazed front door. Access to cupboard housing hot water cylinder and storage cupboard. Phone socket. Internet socket. Thermostat. Double power point. Radiator. Wood effect flooring.

Living Room

12'7" x 12'4" (3.85 x 3.77)

Coved and textured ceiling. uPVC double-glazed window to rear. Feature fireplace with marble hearth and wood surround. TV aerial socket. Double power points. Radiator. Wood effect flooring.

Kitchen

12'7" x 9'5" (3.84 x 2.88)

Coved and textured ceiling. uPVC double-glazed window to side. uPVC double-glazed French doors to conservatory. Range of modern matching wall and base units with worktop over. Stainless steel 1 1/2 bowl sink with drainer and mixer tap. 'Select 620' single oven with electric hob and extractor over. Integrated dishwasher. Integrated fridge. Power points. Radiator. Tiled floor.

Utility Room

6'11" x 6'8" (2.13 x 2.04)

Coved and textured ceiling. Part uPVC, part double-glazed door to side. Matching wall and base units with worktop over. Space and plumbing for washing machine. Space for tall fridge freezer. Double power points. Radiator. Tiled floor.

Conservatory

9' x 9' (2.74m x 2.74m)

Part-brick, part-uPVC double-glazed construction. French doors leading to patio. Wall-hung electric heater. Double power point. Tiled floor.

Bedroom 1

10'11" x 12'11" (max) 10'7" (min) (3.34 x 3.96 (max) 3.24 (min))

Coved and textured ceiling. uPVC double-glazed window to front. Double power points with USB connection. Radiator.

En-Suite

4'7" (to shower cubicle) x 2'9" (1.42 (to shower cubicle) x 0.85)

Coved and textured ceiling. uPVC double-glazed privacy glass window to side. Wall-hung basin. Low-level WC. Step-in shower cubicle. Radiator. Tiled floor.

Bedroom 2

10'11" x 6'8" (3.33 x 2.05)

Coved and textured ceiling. uPVC double-glazed window to side. Double power points. Radiator.

Bedroom 3

10'11" x 6'8" (3.33 x 2.05)

Coved and textured ceiling. uPVC double-glazed window to side. Double power points. Radiator.

Bathroom

7'4" x 6'7" (2.26 x 2.02)

Coved and textured ceiling. uPVC double-glazed privacy glass window to side. Part tiled walls. Vanity basin. Low-level WC. Panelled bath with twin taps. Extractor fan. Radiator. Tiled floor.

Garage

21'0" x 8'9" (6.41 x 2.67)

Single integral garage. 'Up and over' garage door. uPVC double-glazed window to side. 'Wallstar' oil boiler.

Outside

To the rear a fully enclosed garden offering a gardeners paradise. Decorated with colourful flowers, shrubs and bushes. Vegetable patches. Wooden shed. A gate to the rear of the garden gives access to a 'secret garden' growing various fruit trees. Wooden shed. Wooden storage shelter. Water butt. Pedestrian side gate providing access to the front of the property. To the front a well-manicured lawn and gravel driveway, offering off-road parking for multiple vehicles plus room for a motorhome/caravan.

Council Tax

Council Tax Band B. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161

Energy Performance Certificate

EPC Rating Band D. If you would like to view the full EPC then please enquire at our Long Sutton office.

Services And Further Information

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

Central heating type - Oil central heating

Broadband and mobile phone coverage can be checked using the following link – <https://www.ofcom.org.uk/phones-telecoms-and-internet/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

www.gov.uk/request-flooding-history

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

Directions

Head South-East on High Street towards Sutton Bridge. Turn Right onto Wisbech Road. Take the second exit on the roundabout to stay on Wisbech Road and follow the road for approximately 2.5 miles. Turn left onto Station Road. The property can be found a short way down on the right-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00am to 5.30pm and Saturday 9.00am to 1.00pm.

Please visit www.geoffreycollings.co.uk for details of our services and all our properties.

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



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency save the given.
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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.