



THE STORY OF

# Tsunami

*Tydd St. Mary, Cambridgeshire*

SOWERBYS



THE STORY OF

# Tsunami

Tydd St. Mary, Cambridgeshire  
PE13 5QY

---

Four Bedroom Detached Bungalow

Generous Plot

Spacious Kitchen/Breakfast Room

Open Plan Access to the Sitting  
Room with a Open Fire

Superb Extension to the Rear with Vaulted  
Ceiling and French Doors to the Rear Garden

Two En-Suites and Family Bathroom

Study/Games Room/Snug

Double Garage and Ample Off-Road Parking

Large Plot with a Fully Enclosed  
and Private Rear Garden

---

SOWERBYS KING'S LYNN OFFICE

01553 766741

[kingslynn@sowerbys.com](mailto:kingslynn@sowerbys.com)





Since 1998, Tsunami has undergone extensive modernisation and expansion to better accommodate family needs. With new plans in mind, the time has come to pass on this beloved home to someone new who can enjoy it as much as its current owners have.

This property appears modest from the outside but once inside it is deceptively spacious. The kitchen/breakfast room serves as an entertainment space where friends and family gather to share meals and lively conversations, while the adjacent sitting room, complete with a open fire, enhances the atmosphere of tranquillity and comfort.

An extension at the rear features a vaulted ceiling and french doors leading to the garden, further enhancing the social appeal of the home. Additionally, a centrally located office meets the needs of those who work from home.

On the other side of the property are the sleeping quarters. The principal bedroom, situated at the front, is beautifully appointed with an en-suite bathroom and offers stunning views over the fields. Three additional double bedrooms, another en-suite, and a family bathroom provide ample space for a large family or visiting guests.

The outdoor space is as impressive as the interior. A large gravel driveway leading to a double garage offers ample parking, while mature trees and a well-kept lawn soften the property's exterior. The rear garden is impeccably maintained, featuring a spacious decking area perfect for outdoor dining, as well as a vast lawn surrounded by flower beds, shrubs, and established trees.

This property offers not only a spacious and tranquil home but also a generous plot and a versatile way of living, making it an ideal choice for those seeking both comfort and practicality.

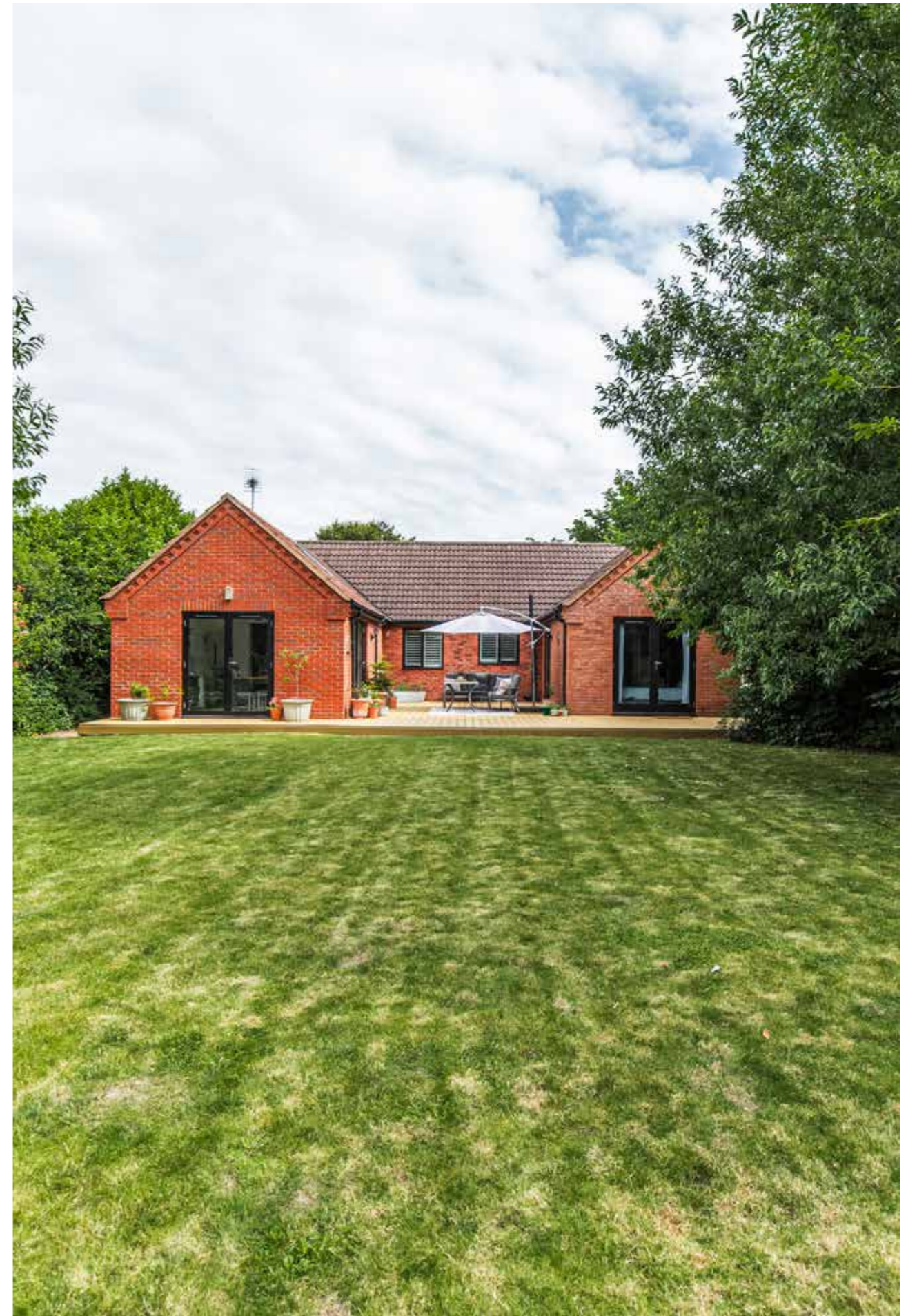


“My favourite spot is sitting at the peninsula - the hub of the home.”





I would describe my home as a tranquil space that has nurtured and adapted to my growing family.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | www.houseviz.com

# Tydd St. Mary

CHARMING, PEACEFUL VILLAGE WITH HISTORIC SITES AND NATURE

Tydd St. Mary is a charming village known for its peaceful and scenic surroundings.

The village itself benefits from a local shops, St. Mary's Church, a parish church known to date back to the 13th century, Tydd St. Mary C of E primary school which has an ofstead rating of outstanding and finally, The Five Bells, which is a favourite among the locals as the best pub in the area.

If you're a nature enthusiast and enjoy fishing, there are local lakes managed by Tydd Gote Angling Club. Tydd St. Mary is surrounded by countryside offering scenic routes for both walking and cycling enthusiasts. For those who enjoy golf, the neighbouring village of Tydd St. Giles has its very own golf course and leisure complex.

The nearby towns of Wisbech and Spalding are only a short drive away and provide essential amenities such as supermarkets, weekly markets, and restaurants.

Tydd St. Mary is accessible by car via the A1101 road. The nearest train stations are in King's Lynn and Spalding, each approximately a 30-minute drive away.

This village is perfect for those seeking a peaceful retreat in the English countryside, with opportunities for outdoor activities and exploration of local history and culture.



## Note from the Vendor



"I have lived here 26 years. The village has grown but retained its friendly atmosphere."



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///professed.toothpick.truckload

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

