



Cornfields, Tydd St. Giles Wisbech PE13 5LX

welcome to

Cornfields, Tydd St. Giles Wisbech

IMMACULATELY PRESENTED 3/4 BEDROOM DETACHED PROPERTY, modernised & extended by the current owners. Three reception rooms, utility room & OPEN PLAN KITCHEN LIVING AREA WITH BI-FOLDING DOORS. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Ample off road parking & ENCLOSED PRIVATE GARDEN.



Entrance Hall

having stairs to first floor, understair cupboard and tiled floor.

Lounge

18' 3" x 11' 6" (5.56m x 3.51m)
having feature brick fireplace with inset multi fuel burner. Double doors to dining room.

Dining Room

10' 9" x 11' 6" (3.28m x 3.51m)
having double doors to open plan kitchen/ living area.

Kitchen

22' 2" Max x 27' 5" Max (6.76m Max x 8.36m Max)
having range of units at wall and base level, one and half stainless steel sink. Integrated electric oven, grill, four ring induction hob and extractor. Integrated dishwasher and wine fridge. Space for fridge freezer, tiled floor. Bi-folding doors to rear. Open plan kitchen/ living area with central sky lantern roof offering natural light.

Utility Room

5' 8" x 8' 2" (1.73m x 2.49m)
having range of units at wall and base level, single bowl stainless steel sink. Space for washing machine, tumble drier and freezer. Wall mounted oil boiler and tiled floor.

Study

11' 4" x 8' 9" (3.45m x 2.67m)
having fitted wardrobes.

Cloakroom

2' 9" x 5' 1" (0.84m x 1.55m)
having low level WC, sink and tiled walls.

Landing

having loft access.

Bedroom 1

13' 10" x 11' 8" (4.22m x 3.56m)
having built-in single wardrobe and additional

storage cupboard.

Ensuite

4' x 8' 1" (1.22m x 2.46m)
having double shower cubicle with electric shower, low level WC and sink. Fully tiled walls and heated towel rail.

Bedroom 2

10' 9" x 12' 2" (3.28m x 3.71m)
having built-in double wardrobe.

Bedroom 3

10' 10" x 9' 2" (3.30m x 2.79m)
having built-in double wardrobe.

Room

5' 9" Into Wardrobes x 7' (1.75m Into Wardrobes x 2.13m)
currently being used as a walk-in wardrobe with fitted units, hanging space and shelving.

Bathroom

9' 8" x 8' 2" (2.95m x 2.49m)
having bath, double shower cubicle with dual head thermostat shower, low level WC and inset sink. Fully tiled walls, heated towel rail and extractor.

Outside

the property is set back being a gravel driveway offering off road parking for 4 cars, with small lawn and side gate to rear. The rear garden is enclosed by fencing with central lawn, block paved seating area and raised decking area with pergola and hot tub. Timber shed with power and lighting. Open field views.



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welcome to

Cornfields, Tydd St. Giles Wisbech

- BEAUTIFULLY PRESENTED & EXTENDED 3/4 BEDROOM DETACHED PROPERTY
- TWO RECEPTION ROOMS, LARGE OPEN PLAN KITCHEN LIVING AREA & UTILITY ROOM
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING FOR AT LEAST 3 CARS
- ENCLOSED REAR GARDEN WITH UNDERCOVER HOT TUB AREA

Tenure: Freehold EPC Rating: D

£440,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106056 - 0004

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