



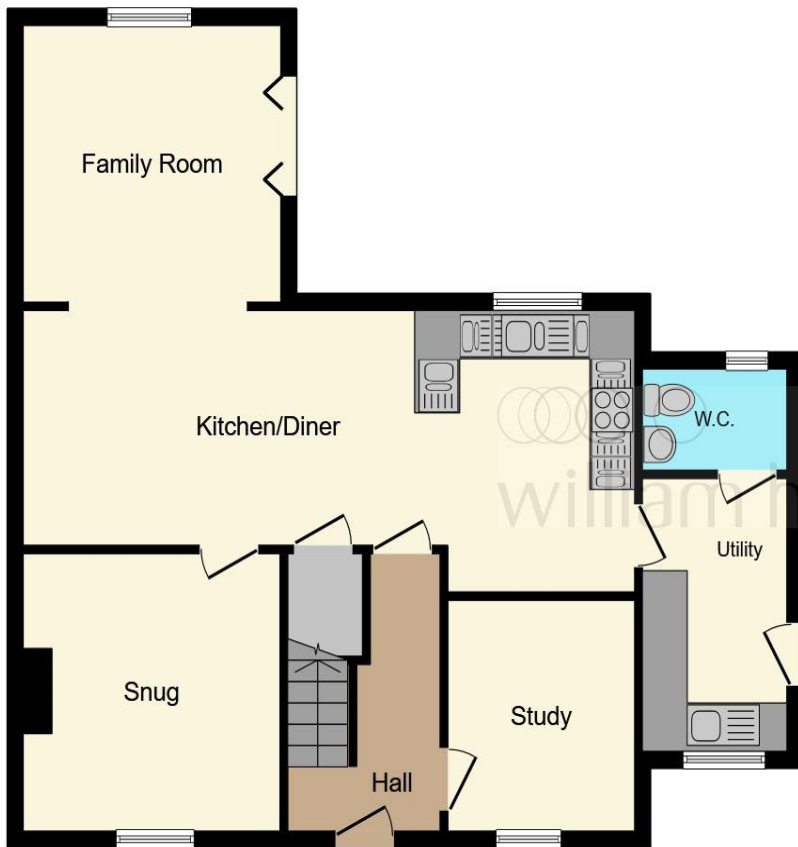
Newgate Road, Tydd St. Giles Wisbech PE13 5LH

Welcome to

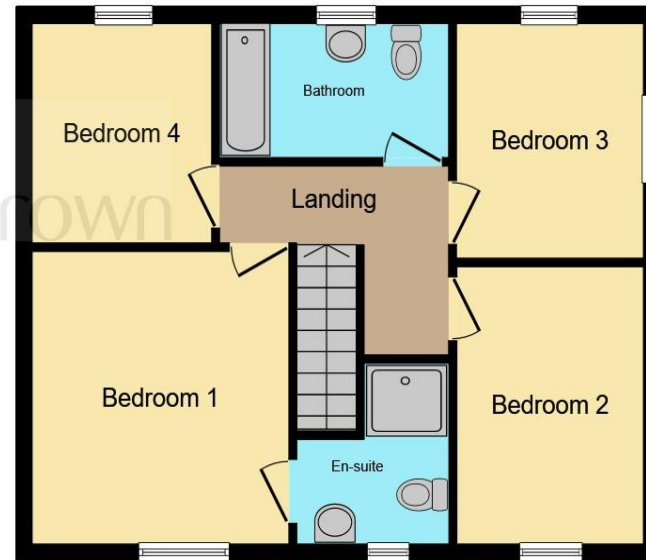
Newgate Road, Tydd St. Giles Wisbech

A completed New Build detached house situated in the popular village of Tydd St Giles with field views to the front. The property offers 4 Bedroom accommodation with En-Suite to main Bedroom, as well as a family Bathroom to completed the first floor. The property has been finished to a high standard to include an open plan kitchen / diner / Garden Lounge, a further sitting room and ground floor study. The property also enjoys a generous utility room and cloak room. To the outside of the property there are enclosed gardens and driveway providing ample parking. The property benefits from Air Source Heating with underfloor heating to the ground floor. Viewings are available 7 days a week and are highly recommended.





Ground Floor



First Floor

Entrance Hall

Study

8' 4" x 9' 5" (2.54m x 2.87m)

Open Plan:

Kitchen / Diner

26' 9" x 11' 6" narrowing to 9' 7" (8.15m x 3.51m narrowing to 2.92m)

Inc. Garden Lounge

11' 3" x 11' 3" (3.43m x 3.43m)

Utility Room

11' 2" x 6' 3" (3.40m x 1.91m)

Downstairs Cloakroom

Sitting Room

11' 3" x 11' 3" (3.43m x 3.43m)

First Floor Landing

Bedroom One

11' 4" x 11' 11" (3.45m x 3.63m)

En-Suite

Bedroom Two

11' 3" x 8' 6" Max (3.43m x 2.59m Max)

Bedroom Three

8' 6" x 9' 8" (2.59m x 2.95m)

Bedroom Four

9' 1" x 7' 10" (2.77m x 2.39m)

Family Bathroom

Outside

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Newgate Road, Tydd St. Giles Wisbech

- Brand New Detached House
- 4 Bedrooms, En-Suite to Bedroom One
- 3 Reception Rooms, Utility / Cloakroom
- Air Source Heating
- Field Views to the Front

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£375,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Proceed along and turn left signposted Newton. Continue through the village of Newton and on into Tydd St Giles. Turn left into Newgate Road



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126146



Property Ref:
WSB126146 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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