



Old Stable Gardens, Tydd St. Giles WISBECH PE13 5RR

Welcome to

Old Stable Gardens, Tydd St. Giles WISBECH

The heart of the home is the impressive 40' kitchen/dining/ family room, featuring a stunning oak-framed vaulted ceiling, exposed brick walls, a full length window and bi-fold doors to the rear courtyard and garden. The bespoke kitchen is fitted with extensive upgraded cabinetry and integrated appliances, including two fridge/freezers, a dishwasher, twin ovens, wine fridges and range cooker. The separate and spacious lounge features a brick fireplace with inset multi fuel burner, and French doors to the rear. There are four double bedrooms, three of which are served by the luxurious family bathroom comprising a wc, hand basin, bath and double shower cubicle. The large master bedroom has a garden facing window, French doors to the courtyard and a well-appointed en-suite shower room with twin hand basins. Completing the accommodation is a study, cloakroom and utility with integrated washer and dryer. There is air source under floor and water heating, engineered oak and tiled flooring, and LED lighting throughout, while the rainwater harvesting system and bio-digester treatment plant complete the eco-friendly story. The configuration of this outstanding property provides a large private rear courtyard and gardens accessible from each of the main rooms of the home - perfect for entertaining or relaxing. Viewing Essential and available 7 days a week. NO CHAIN!!!





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Entrance

Lounge

15' 10" x 18' 5" inc Chimney Breast (4.83m x 5.61m inc Chimney Breast)

Kitchen / Diner / Family Room

40' 10" x 13' 9" (12.45m x 4.19m)

Utility

5' 4" x 6' (1.63m x 1.83m)

Cloakroom

Study

7' +storage cupboard x 8' 9" max (2.13m +storage cupboard x 2.67m max)

Bedroom One

15' 10" x 14' 7" + door recess (4.83m x 4.45m + door recess)

En-Suite

Bedroom Two

11' 7" x 11' 7" (3.53m x 3.53m)

Bedroom Three

11' 7" x 10' 9" max (3.53m x 3.28m max)

Bedroom Four

11' 6" x 8' 7" (3.51m x 2.62m)

Family Bathroom

Outside

Agents Note:

2 x Annual Full Golf Memberships for the Tydd St Giles Golf and Country Club are being offered to the successful buyer of this wonderful property!!

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

Old Stable Gardens, Tydd St. Giles WISBECH

- Stunning barn style home built in 2017
- Impressive and immaculate presentation
- Close proximity to Tydd Golf & Country Club
- Attractive village location, Select development of just four luxury homes
- 4 Bedrooms, En-Suite to Bedroom One
- Impressive 40ft Kitchen/Diner/Family Room
- NO CHAIN!!!
- 2 x Annual Full Golf Memberships for the Tydd St Giles Golf and Country Club are being offered to the successful buyer of this wonderful property!!

Tenure: Freehold EPC Rating: C

£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WSB126272 - 0004

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Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. Proceed out of town and continue along this road for approximately 4 miles through Four gotes and towards Tydd Gote. At the bridge continue over the river and then turn left into Hannath Road, continue along into Kirkgate, take note of the golf course on the right and you will find Old Stable Gardens on the right just past the entrance to the Golf & Country Club.


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