



Cornfields, Church Lane, Tydd St Giles Wisbech PE13 5LX

Welcome to

Cornfields, Church Lane, Tydd St Giles Wisbech

Welcome to Cornfields, a beautifully presented and considerably extended three-bedroom detached bungalow, occupying a lovely plot with uninterrupted views over open fields. This home has been thoughtfully updated and designed to offer both comfort and style, making it perfect for families or downsizers seeking space and modern living in a village setting. At the heart of the home lies a superb 28ft open-plan lounge, dining, and luxury kitchen space, complete with feature fire surround and French doors leading to the rear. A bright conservatory adds further living space and overlooks the generous rear garden. There are three spacious double bedrooms, with the master benefiting from a modern en-suite shower room. A further family bathroom features a roll-top claw foot bath, giving a blend of modern and character appeal. Outside, the property truly shines. To the front, a shingle driveway provides multi-vehicle parking along with an 18ft garage complete with power, lighting, and workspace. The rear gardens are enclosed and back onto open fields, offering lawned areas, trees, shrubs, and both paved and shingle patio spaces-perfect for entertaining or relaxing. With LPG-fired central heating, double glazing, and an EPC rating of Band E, this home is move-in ready and offers the rare combination of generous living space, modern finishes, and a highly desirable village location. Viewing is highly recommended to fully appreciate what Cornfields has to offer.





Lounge

19' 6" x 12' (5.94m x 3.66m)

Kitchen

10' 9" x 8' 11" (3.28m x 2.72m)

Conservatory

14' 7" x 11' (4.45m x 3.35m)

Family Bathroom

Bedroom 1

9' 8" x 14' 4" (2.95m x 4.37m)

Bedroom 2

9' 8" x 11' 7" (2.95m x 3.53m)

Bedroom 3

12' 1" x 8' (3.68m x 2.44m)

Agents Note:

'Heating to the property is served by LPG.
Please contact the branch for more details'

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

Cornfields Church Lane, Tydd St Giles Wisbech

- 3 Double Bedrooms
- Superb 28ft Open-Plan Lounge/Kitchen
- Garage & Parking: 18ft garage with power and workbench, plus multi-vehicle driveway
- Generous Gardens: Enclosed rear garden backing onto open fields
- Prime Location: Peaceful village setting with open countryside views
- No Chain

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127708



Property Ref:
WSB127708 - 0004

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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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. Turn left signposted Newton and continue through the village of Newton and head towards Tydd St Giles. Upon entering the village take note of the primary school on your right hand side. Continue into Church Lane where the property can be found on your right hand side.



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