



Wentworth Drive, Kirkgate, Tydd St. Giles Wisbech PE13 5NZ

Welcome to

Wentworth Drive Kirkgate, Tydd St. Giles Wisbech

Set within the sought-after Tydd St Giles Golf and Country Club, this impressive 45' x 20' two-bedroom holiday lodge offers generous living space, stylish finishes, and wonderful views across the fairways, all with the benefit of no onward chain. The heart of the home is the expansive 29' open plan lounge/kitchen/diner, designed for both relaxing and entertaining, with French doors opening onto an extended decked veranda where you can sit back and enjoy the views. The lodge also features a handy utility room and two double bedrooms, including a luxurious master suite with en-suite shower room and walk-in wardrobe. Fully insulated for year-round comfort, this home combines modern convenience with the peace and tranquillity of its idyllic setting. Outside, there is off-road parking along with access to the golf course and leisure facilities available on site. A fantastic opportunity to secure a beautifully presented lodge in one of the region's most desirable leisure destinations.





Entrance Hall

Lounge/Kitchen/Dining Room

30' maximum x 18' 8" (9.14m maximum x 5.69m)

Utility Room

6' 2" x 8' 10" (1.88m x 2.69m)

Master Bedroom

10' 6" x 9' 7" (3.20m x 2.92m)

Walk-In Wardrobe

En-Suite

5' 10" x 5' 6" (1.78m x 1.68m)

Bedroom Two

11' 2" into wardrobes x 8' 9" (3.40m into wardrobes x 2.67m)

Bathroom

7' 8" x 5' 6" (2.34m x 1.68m)

Agents Note:

There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home. Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Agents Note:

'There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch' - Can not run a business or keep caravans/motorhomes or boats on site.

'There is a easement on the title, please enquire with the branch' - Shared access to site.

'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

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- 45' x 20' holiday lodge
- Two double bedrooms with en-suite and walk-in wardrobe to master
- 29' open plan lounge/kitchen/diner
- Site fee's include golf membership and leisure facilities
- Ideal holiday home or investment opportunity

Tenure: Leasehold EPC Rating: Exempt

Service Charge: 5000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 100 years from 20 Sep 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127849



Property Ref:
WSB127849 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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 and head towards Tydd St Giles. Upon entering the village take note of the primary school on your right hand side, continue along and turn right into Kirkgate. The golf course will be found on your left hand side and upon entering the site continue on to Wentworth Drive where the property is on the left hand side.



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