



Silver Springs
Tydd St Giles | Wisbech | PE13 5LG

IMMACULATE DETACHED BUNGALOW



A modern, four-bedroom detached bungalow, with good-sized matured gardens and land behind with spectacular river frontage. This immaculately presented family home benefits from a recently refurbished kitchen-breakfast room, bright and welcoming reception room with feature log burner, and perhaps the showstopper – a party / games room with integral bar that gives onto a south-facing courtyard.



KEY FEATURES

- Recently extended and Four-Bedroom Detached Bungalow situated on a sizeable Plot
- Superbly presented versatile family home with flexible living space
- Bright and airy Living Room with Log Burner
- Refurbished Kitchen Breakfast Room with separate Utility Space
- Exceptionally light and well-proportioned rooms
- Mature rear Garden backing onto large parcel of Land
- Impressive Entertainment Room with Bar and vaulted ceiling
- Approx. 2.3 Acres of land (STS)
- Total Accommodation extends to 2208sq.ft

Nestled on a large 2.3 acre plot, this wonderful property provides ample room for equestrian enthusiasts or those seeking plenty of outside space to enjoy.

The home has been meticulously updated over the past two years as the current owner recounts, "we've truly done it all! When we bought the property, it was dark and gloomy. We embarked on a complete renovation, refurbished kitchen, updated appliances, replaced the carpets with tiled flooring, better suited to the underfloor heating, upgraded the boiler and oil tank, revamped the entire electrical system, and even added roof insulation. Not to mention the updates to all the décor." This dedication and hard work has certainly paid off and has culminated in a stunning home, fully prepared for its next chapter.

Step Inside

As you step into the property, you are welcomed by a spacious hallway. The dimensions of this area make it feel like a standalone room, rather than just a passageway through the house. Natural light streams through the expansive front windows making it feel bright and welcoming.

The bungalow is arranged around a picturesque, paved courtyard, which does not only serve as a delightful outside entertaining space but also provides views of the lovely exterior planting from within the property.

To the right of the entrance hall is a generously proportioned kitchen / breakfast room. This attractive room offers a range of stylish under-counter and wall units, with even the most dedicated kitchenware enthusiast struggling to fill the abundant storage space available here.





KEY FEATURES

The room is bright and cheerful, thanks in part to the dual-aspect windows and glass French doors which provide direct access to the charming courtyard.

Equipped with a selection of integrated appliances, including a double oven with grill, a fridge, an induction hob, and a dishwasher, this space is a culinary haven. The cabinets are crowned with stylish granite worktops, while a butcher's block-style island adds functionality and charm. A convenient hanging rack for pots and pans creates a further storage opportunity.

Continuing through the kitchen leads you into another hallway, where you will discover access to a generous utility room. This room boasts an array of cabinets, along with a ceramic sink and plenty of space to accommodate various white goods. To this end of the property, you will also find a useful shower room, as well as a spacious room which is configured as a bedroom. This adaptable room has the potential to serve a myriad of purposes, such as a children's playroom, cosy snug, or a home office. It's worth noting that because this room is separate from the bungalow's other bedrooms and is close to the shower room, it lends itself to multi-generational living.

Returning to the main entrance hall, you'll come upon a large, double-aspect reception / sitting room. Just like the other rooms in this gorgeous home, this room is bathed in abundant natural light and enjoys generous proportions. An exposed brick fireplace with a woodburner stands as a captivating centrepiece and oak flooring warms the room with honey-coloured tones. Adjoining the sitting room is a fantastic games / entertainment area, complete with a spacious and well-equipped bar. This room adds a playful and enjoyable element to this already incredible property, providing an excellent space for entertaining. The room's direct access to the courtyard transforms it into a delightful party area, allowing guests to spill out into the courtyard during warmer months.

On the other side of the bungalow are three double bedrooms. The master bedroom boasts an ensuite shower room with useful storage, as well as a separate dressing room with double doors to the courtyard. The two additional bedrooms have sizeable proportions, and each has a convenient built-in wardrobe. The family bathroom is tastefully decorated, with painted wood panelling giving the room a unique personality. Within this space you will find a roomy, walk-in rainfall shower that shares the spotlight with a luxurious free-standing bath.









Step Outside

The bungalow has a lovely courtyard with a southerly aspect that is the ideal place for lounging or dining. The rooms that look out onto this charming space can enjoy the pretty pots and planting that adorn the area. External lighting ensures this wonderful space can be used long after the sun has set.

The current owners have installed a hot tub and is a lovely spot from which to enjoy the privacy and tranquillity of the expansive grounds. "If you enjoy nature, it's a wonderful garden" explains the current owner, "we regularly see Goldfinches, Buzzards, Barn Owls and Swallows as well as Roe Deer and a host of other animals."

Beyond the spacious patio, is meticulously maintained pasture. The pastureland is enclosed by post and rail fencing on both sides, with a field shelter that can be easily transformed into a stable and tack room. Equestrian enthusiasts will appreciate the ease of trailer access through a large side gate, and ample front parking. The village and its picturesque surroundings cater well to horse owners, offering a network of bridleways, gallop tracks, and scenic routes for enjoyable hacking.

The Location

Tydd St Giles is located six miles to the north of Wisbech and stands at the northernmost parish in Cambridgeshire. This charming village boasts a warm and friendly community that regularly organises social events and get togethers.

Within the village you will find a primary school, pub, hairdresser, a planning application has just been approved for a village shop, post office and take away with ATM. For those days when cooking isn't on the agenda, there's a weekly pizza and fish and chip van to enjoy. On the edge of the village is an 18 hole, par 70 golf and country club.

Wisbech is the closest town for additional amenities where you will find a range of supermarkets, restaurants and shops and leisure facilities.













INFORMATION



On The Doorstep...

The rural village of Tydd St. Giles borders Cambridgeshire & Lincolnshire. Its church (St. Giles) is one of the few in the area to have a separate tower. Tydd St Giles Golf & Country Club spanning over 150 acres of landscaped grounds offers an 18 hole, par 70 golf course with serene fishing lake which is available all year round. Further amenities including horse riding, bird watching, walking and river trips through the beautiful countryside are right on the doorstep. Its leisure complex includes an indoor heated swimming pool, gym, sauna, steam room and fitness suite, restaurant and bar.

How Far Is It To...

The historical market town of Wisbech, which is approx. 6 miles to the south, offering supermarkets, a swimming pool and sports centre, library, museums, a theatre and secondary schools – the state-funded Thomas Clarkson Academy and the sought after Wisbech Grammar School. The Hanseatic town of King's Lynn with its excellent shopping and leisure facilities is 20 minutes away with a direct rail link to Cambridge and London. March station with a direct rail link to Stansted Airport is 10 minutes to the south whereas Peterborough is a 35 minute drive away with rail links giving access to London with a journey time less than an hour or to the Midlands and North.

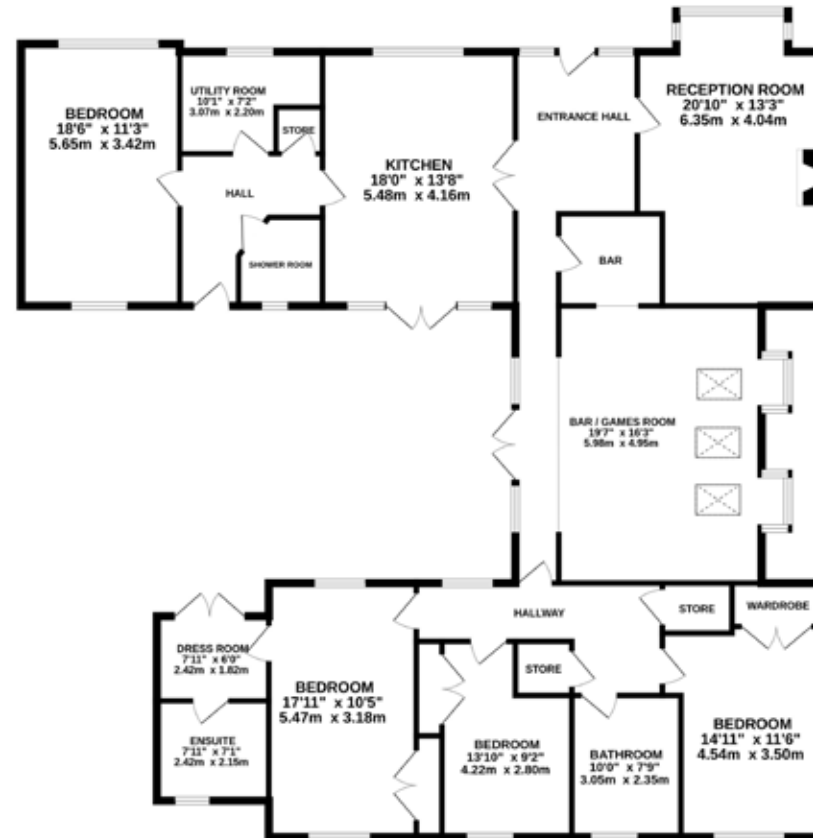
Services, District Council

OFCH, Underfloor Heating, Mains Water & Water Treatment Plant
Fenland District Council
Council Tax Band E

Tenure

Freehold

GROUND FLOOR
2208 sq.ft. (205.2 sq.m.) approx.



TOTAL FLOOR AREA: 2208 sq.ft. (205.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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