



THE STORY OF  
**5 Poplar Close**

*Tydd St. Giles, Norfolk*

**SOWERBYS**





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THE STORY OF

# 5 Poplar Close

Tydd St. Giles, Cambridgeshire,  
PE13 5LQ

Executive Detached Family Home Built In 2022

Open Plan Kitchen/Sun Room

Sitting Room With a Superb Log-Burner

Separate Study and Dining Room/Playroom

Five Double Bedrooms

Three En-Suites and Family Bathroom

Roof Terrace Off the Principal Bedroom

Fully Enclosed, Private and Landscaped Rear Garden

Double Garage and Ample Off-Road Parking

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“We would describe our home as modern, contemporary, and cosy.”

5 Poplar Close is the ideal family home, boasting an abundance of spaciousness; this property has been perfect for our current sellers as it has offered the flexibility they were seeking.

The property was built just over a year ago by established and respectable local developers, where attention to detail was paramount. Our sellers opted to upgrade their home with a larger kitchen island, luxurious worktops, and premium flooring to ensure this was their perfect modern family home.

With a private drive that leads to the property, the home is tucked away at the end of this small development. When entering the property, you are greeted by a bright and airy hallway.

From the hallway, you have access to all the ground floor rooms. The open plan kitchen/sun room and dining room are the heart of this home. With beautiful bright quartz worktops and a large island this makes entertaining a pleasure. The kitchen also features a mix of Neff and Bosch appliances including an extracting hob which adds to the sleekness within the space.

The sun room beams with light from the large bi-fold doors that lead to the rear garden overlooking the paddocks. There is also a separate utility room, again finished at a high standard and contemporary in style.







“We enjoy gazing from the kitchen into the sun room, where an abundance of light always fills the space, making it a cheerful place within our home.”



The sitting room is well-proportioned and features a log-burner, adding a great sense of comfort within the room. Finishing off the ground floor, you have the snug/formal dining room as well as a study. Both rooms can be adapted to suit your family's needs.



Ascending to the first floor, the bright landing gives you access to four bedrooms and the family bathroom. All bedrooms are double in size, and two come with private en-suites, while the principal bedroom benefits from a Juliet balcony as well as access to the rooftop terrace. The views from here are extremely captivating.

“This home has given us flexibility to suit our family.”



On the second floor, there is a further bedroom with its own en-suite and a separate sitting area, which at present is currently used as a family games room but could be used as an additional bedroom if needed.







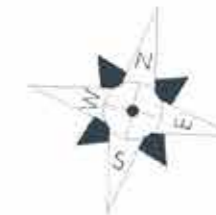


To the front, there is a driveway that leads to the double garage, as well as ample parking. The garden has been landscaped thoughtfully, featuring a large pond; this adds a sense of peacefulness and calm in the garden. A further patio area was created to soak in the late evening sun, while the rest of the garden was divided to create a versatile space for everybody to enjoy.

A contemporary family home, spacious and versatile, on an executive development, is now ready for someone new to move right into.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



# Tydd St. Giles

IN CAMBRIDGESHIRE  
IS THE PLACE TO CALL HOME



A tranquil rural haven, Tydd St. Giles in Cambridgeshire paints a picturesque scene of rural serenity. The village is surrounded by expansive fields of golden wheat and vibrant green meadows, offering residents a retreat from the demands of modern life.

Tydd St. Giles prides itself on a strong sense of community. Local gatherings at the village hall, community centre, or traditional pubs foster a close-knit atmosphere. Residents often engage in shared activities, cultivating a warm and welcoming environment for all. The village is home to Tydd Steam a microbrewery founded in 2007.

The village serves as a gateway to nature, with ample opportunities for outdoor activities. Nature reserves and walking trails beckon those who seek to explore the rich biodiversity of the region.

For a slightly faster pace of life Wisbech is approximately eight miles away, known for its Georgian architecture. The town has an abundance of amenities to offer, such as a theatre, swimming pool, library, good schools, and the Horsefair Shopping Centre. Browse the shops or visit the market on a Thursday or Saturday with a wide range of traders offering locally grown produce and plants.

Explore the surroundings by taking a leisurely walk through the tranquil gardens in the heart of the town centre, which has been awarded a commendation award for innovation for its links to the town's Merchant Trail. The Merchant's trail shares the history of the many famous characters of the town, telling the story of how Wisbech became one of the most prosperous ports in the country during the 18th and 19th centuries.



Note from the Vendor



“This is the ideal home for indoor and outdoor entertaining, with bi-fold doors in the sun room opening out onto the decked area.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Air source central heating with underfloor heating to ground floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 2707-3004-3301-8762-5204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///fuzzy.decoding.fists

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# SOWERBYS



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