



Rubylin
Tydd St Giles | Wisbech | PE13 5LA

STUNNING DETACHED BBUNGALOW



Idyllic Detached Four Bedroom Bungalow with Modern refurbishments in Sought-After Village Location.
Calling all growing families! This beautifully presented detached bungalow offers the perfect blend of character and contemporary living in the heart of the charming village of Tydd St Giles.



KEY FEATURES

- Beautifully Refurbished Detached Bungalow
- Large Kitchen, Family/Dining Area
- Four Well Proportioned Bedrooms
- Cosy Sitting Room with Parquet Flooring
- Utility Room
- Two Family Bathrooms
- Attractive Fully Enclosed Garden
- Ample Parking & Garage
- Total Accommodation Extends to 1641 sq. ft approx.

The current owners of this beautifully presented bungalow have worked hard to elevate its appeal to an exceptional standard. Since acquiring the property in 2019, they have undertaken a remarkable renovation, ensuring this lovely home is equipped with all the modern conveniences you would expect in a modern home. The current owner explains, "when we purchased the house, it had remained virtually untouched since its construction in the 1950s, so we embarked on a complete renovation project - gutting it completely and more-or-less starting again from scratch."

The scope of their undertaking was extensive. Work included the replacement of all the single glazed window units with double glazing throughout, the installation of underfloor heating and a new plumbed system and new suites in the bathroom and shower room. Additionally, space has been reconfigured to seamlessly integrate a wonderful kitchen/dining/family room into the home, rendering the property virtually unrecognisable from its original state. "People are surprised when I open the door and they see inside the property," explains the owner, "it looks quite unassuming from the outside, but they're always impressed by the space we have created inside - it's like a Tardis."

The bungalow sits on a generous plot, with an expansive driveway providing off-road parking for numerous vehicles. To the front of the property is a well-proportioned sitting room with original parquet flooring, a delightful revelation for the current owners during the renovation process. "It was a wonderful surprise to uncover this authentic parquet flooring hidden beneath the layers in the sitting room and front hallway," explains the owner. Now restored, the flooring stands as a charming feature of this double-aspect room which is also complemented by a sizeable bay window that floods the room with natural light.





KEY FEATURES

With equally easy proportions, the principal bedroom occupies the other front-facing room across the hallway. Featuring a similarly spacious bay window, perfect for a cosy window seat or a dressing table, this delightful room is further improved by practical fitted wardrobes.

There are two further bedrooms, each offering versatile space that can be adapted to suit your requirements. Whether transformed into a comfortable TV room, a cosy snug or a fun children's playroom, both rooms provide ample flexibility to accommodate your lifestyle preferences. The third bedroom, presently utilised as a study, could equally serve as a bedroom for a young child, given its convenient proximity to the principal bedroom. A family bathroom conveniently serves the bedrooms. The room is fully tiled and fitted with a full-length bath with over-bath shower and screen, a WC and a sink with vanity unit. Without a doubt, the heart of this home is the showstopping kitchen/diner/family room. Crafted by the current owners during their comprehensive renovations, this stunning open-plan space emerged from dismantling the old conservatory and outbuildings. The L-shaped configuration of this room neatly accommodates a sleek, contemporary kitchen in one corner, leaving plenty of space for dining and socialising in the remaining area.

This set up is both practical and sociable, allowing for easy supervision of young children playing in the garden or within the spacious confines of the room while meals are prepared. Family members can converse and cook effortlessly while seated at the generous island. The kitchen itself is well appointed, featuring dark grey slide-and-hide doors, matching quartz worktops and upstands and integrated appliances including a self-cleaning oven, induction hob, double fridge freezer, wine cooler and dishwasher. A hot water tap ensures you never have to wait for the kettle to boil again.

The tiled flooring throughout the area exudes the warmth of wood while offering the durability of tiles. Flooded with natural light, the room feels bright and airy, courtesy of bi-fold doors leading to the garden and a 3m x 1m skylight that bathes the space in daylight. Adjoining the kitchen is a good-sized utility room, throughout which the kitchen floor tiles have been seamlessly continued. This room has been fitted with white gloss wall and base units - providing additional storage as well as convenient space for white goods. The utility room also provides access to an impressive shower room which boasts a luxurious walk-in rainfall shower.





HOME















INFORMATION



Step Outside

There is an attached single garage, fitted with lights and electrics which provides useful space for storage or room for a workshop area. Alternatively, there is potential to integrate this area into the main property (subject to appropriate planning). The fully-fenced garden is arranged to the side and front of the property and is laid predominantly to lawn. The patio area situated outside of the kitchen bi-fold doors is a particularly sunny spot and perfect for al fresco dining and entertaining during the warmer months.

The Location

The village of Tydd St Giles is located 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 and hairdresser with a shop located in neighbouring Tydd St Mary (2.1 miles). For those days when cooking isn't on the agenda, there's a weekly pizza and fish and chip van to enjoy.

Wisbech is the closest town for additional amenities (6 miles) where you will find a range of supermarkets, restaurants, shops and leisure facilities.

Directions - Please Scan The QR Code Below

What Three Words Location

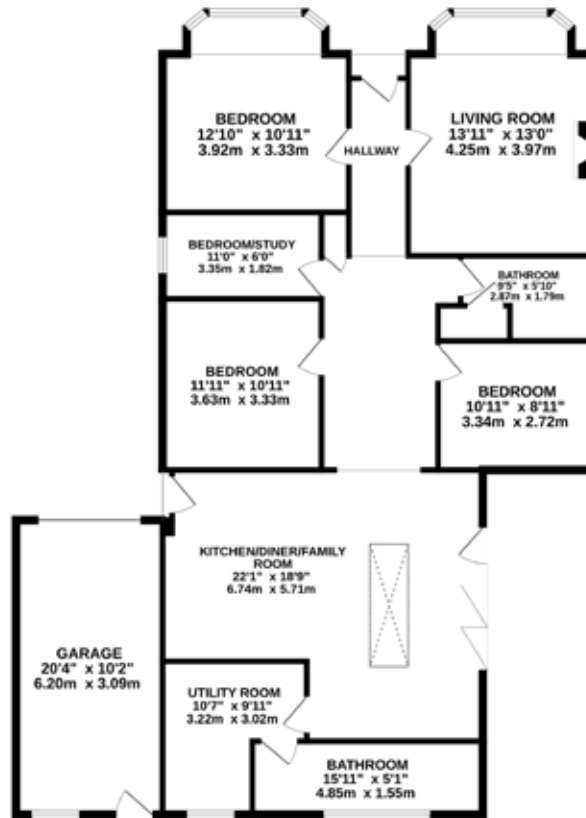
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.. [///moves.compliant.rescuer](https://moves.compliant.rescuer)

Services, District Council and Tenure

OFCH, Mains Water & Drainage
Fenland District Council - Tax Band C
Freehold



GROUND FLOOR
1641 sq.ft. (152.5 sq.m.) approx.



TOTAL FLOOR AREA - 1641 sq.ft. (152.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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		74 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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