



Redroof

TYDD ST. GILES

SOWERBYS

Land & New Homes Specialists



S

INTRODUCING

Redroof

Kirkgate, Tydd St. Giles, Cambridgeshire
PE13 5NZ

Modern New Build with
Thoughtfully Designed Layout

Luxurious Principal Bedroom Suite

Three Additional Double Bedrooms,
Family Bathroom, and En-Suite

Versatile Games Room with En-Suite,
Potential Fifth Bedroom

Beautiful Garden Room with
Views of the Enclosed Garden

Close to the Village Golf and Country Club

Ample Driveway Parking and Double Garage

Enclosed Rear Garden Offering a Peaceful Retreat

Solar Panels and Battery Storage

Rain Water Harvesting System

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com

Amongst other prominent homes and bespoke builds, Redroof seamlessly blends modern comfort with the charm of countryside living. This stunning newly built property welcomes you into a bright, open-plan living space, where the expansive kitchen, dining, and family room effortlessly combine comfort with functionality, perfect for both relaxing and entertaining.

One of the highlights of this home is the serene garden room, offering a tranquil space with views of the enclosed garden, ideal for unwinding with a book or hosting friends. Adjacent, the versatile games room, complete with an en-suite, offers the flexibility to serve as either a fifth bedroom or creative space. A convenient utility room and study complete the ground floor.





Upstairs, you'll find a truly indulgent principal suite. The bedroom leads seamlessly into a generous dressing room, which then flows into a beautiful en-suite featuring a walk-through shower and a separate free-standing bath. There are three double bedrooms, one with an en-suite, providing ample space for family or guests. The floor is completed by a well-appointed family bathroom.

Redroof is ideally situated near to a popular golf and country club, just a short walk away, offering picturesque views of its lush greens and surrounding woodland.

Outside, a large driveway and double garage with electric doors provide ample parking, while the private rear garden offers a peaceful retreat in this charming rural setting. With its spacious design, elegant open-plan living areas, and serene location, Redroof perfectly blends modern comfort with the tranquillity of countryside living.





Specification

EXTERNAL FINISHES

- Farmhouse Brickwork under a Pantile Roof
- Decorative Brick Fascia
- Full Height Timber & Tiled Entrance Canopy
- Charcoal Cement Board Cladding
- Black Upvc Rainwater Goods
- Upvc Windows & Bi-Fold Doors
- Composite Entrance Door
- Block Pathways & Rear Terrace
- Gravel Driveway & Timber Gate and Fencing
- Double Garage with Automatic Roller Door
- Up & Down Lighters
- Seeded Lawn & Outside Tap
- Electric Vehicle Charging Point to Garage
- Rain Water Harvesting Plant
- Inset Roof Solar Panels with Battery Storage

INTERNAL FINISHES

- Smooth Painted Walls and Ceilings
- Stone Surround Fireplace for a Log Burner
- Oak Staircase
- Oak Doors with Pewter Ironmongery
- Brushed Nickel Sockets
- Coir Mat to Main Entrance
- Engineered Oak Flooring to Hallway & Principal Bedroom Suite
- Tile Flooring to Kitchen & Utility

- Underlay to Landing & Bedrooms
- Mix of Pendant & Spotlighting
- Motion Sensor Lighting to Built-In Wardrobes
- Underfloor Heating to Ground Floor & Radiators to First Floor
- Smoke Detection System

KITCHEN FINISHES

- Chalk White Units with Brushed Nickel Ironmongery
- Dekton Worktops & Upstands
- Neff Hob with Antique Mirror Styled Splashback
- Inset Maurice Lay Sink and Faucet
- Appliances to include Two Neff Double Ovens, Caple Extractor, Fridge, Freezer, Two Dishwashers, Wine Cooler, Built-In Coffee Making Machine & Integrated Waste Bins

BATHROOM FINISHES

- Roper Rhodes White Sanitary Ware with Heritage Furnishings
- Wall Mounted Heated Towel Rail
- LED Wall Mounted Mirrors
- Shaving Points & Timed Extractors

GENERAL INFORMATION

- White & Eddy 10 Year Professional Consultants Certificate
- Mains Water and Electricity
- Klargester BioAir Treatment Plant
- Air Source Heat Pump
- Canadian 395w Solar Panels
- Shared Driveway Entrance



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.

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Tydd St Giles

A VIBRANT VILLAGE WITH DEEP
COMMUNITY ROOTS

Nestled in the heart of Cambridgeshire, Tydd St. Giles is a charming rural haven which perfectly captures the essence of countryside living. Surrounded by vast fields of golden wheat and lush green meadows, this village offers an idyllic escape from the hustle and bustle of modern life, where tranquillity and nature take centre stage.

Tydd St. Giles boasts a strong sense of community, where neighbours become friends. The village hall, community centre, and traditional pubs are the social hubs, hosting local gatherings that bring residents together. Whether it's a village fête or a friendly chat over a pint of locally brewed ale from the Tydd Steam microbrewery, established in 2007, there's always something to foster the close-knit atmosphere that defines this village.

For those who love the great outdoors, Tydd St. Giles is a gateway to nature. The surrounding nature reserves and scenic walking trails are perfect for exploring the area's rich biodiversity, offering a refreshing break from everyday life.

When the mood strikes for a bit more activity, the market town of Wisbech is just eight miles away. Renowned for its beautiful Georgian architecture, Wisbech offers a variety of amenities including a theatre, swimming pool, and library, as well as the popular Horsefair Shopping Centre. Take a stroll through the award-winning town gardens, or immerse yourself in local history with the Merchant's Trail, which highlights Wisbech's prosperous past as one of the country's leading ports during the 18th and 19th centuries.



Note from Sowerbys



“The nearby golf course offers a tranquil backdrop to this stunning new build home.”



SERVICES CONNECTED

Mains water and electricity. Drainage via a treatment plant. Air source heat pump.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: ///nuance.pint.specifies

AGENT'S NOTE

The photos used are of the identical neighbouring plot, which has a mirrored layout. Some pictures have been virtually staged and/or renovated with computer-generated imagery to give an impression of how the house could look.

Please note the spec list may be subject to change during construction if necessary. The build is expected to be completed summer 2025.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



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company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL