



Old Coach House Rectory Road, Tydd St. Mary WISBECH PE13 5QL



welcome to

Old Coach House Rectory Road, Tydd St. Mary WISBECH

This former Coach house has been extended to create a beautiful family home with modern living at the heart. The spacious lounge overlooks the courtyard style garden. Modern kitchen with feature archway leading to the breakfast room. Bright and airy conservatory overlooking the garden.



Entrance Porch

having door to hallway and tiled flooring.

Entrance Hall

having Indian sandstone flooring and built-in storage cupboard.

Lounge

24' 2" x 15' 3" (7.37m x 4.65m)

having feature fireplace with inset gas fired log burner with stone fireplace and solid wood mantle. solid oak flooring with stairs to first floor. Two sets of french doors to the courtyard style garden.

Kitchen

14' 8" x 9' 3" (4.47m x 2.82m)

having range of solid wood units at wall and base level, granite surfaces with double bowl Belfast sink. Integrated double range with 5 ring gas hob, extractor, fridge/freezer and dishwasher. Indian sandstone flooring.

Breakfast Room

9' 3" x 6' 2" (2.82m x 1.88m)

having open plan brick archway leading to the kitchen. Indian sandstone flooring.

Utility Room/Boot Room

8' 9" x 5' 11" (2.67m x 1.80m)

having space for a washing machine, floor standing oil boiler, Indian sandstone flooring and door to garden.

Conservatory/Day Room

17' 9" x 11' 11" (5.41m x 3.63m)

being of brick and UPVC construction and solid roof with french doors leading to the garden. Indian sandstone tiled flooring.

Prep Room

8' 3" x 4' 5" (2.51m x 1.35m)

having range of solid units at wall and base level, granite worksurface with inset single bowl Belfast sink. Sandstone flooring.

Bedroom 1

14' 5" x 14' 2" (4.39m x 4.32m)

having fitted air conditioning unit.

Dressing Area

having built-in cupboard with shelving.

En-Suite

having bath with shower over, low level WC and pedestal wash hand basin. Extractor and solid wood flooring.

Ground Floor Bedroom 2

11' 10" x 7' 10" (3.61m x 2.39m)

En-Suite Cloakroom

having low level WC and wash hand basin with tiled flooring.

Ground Floor Bedroom 3

13' 1" x 8' 8" (3.99m x 2.64m)

having built-in airing cupboard with hot water tank.

Ground Floor Bedroom 4

10' 10" x 9' 4" (3.30m x 2.84m)

Wet Room

having walk-in double shower with dual head shower, low level WC and wash hand basin inset into vanity unit. Extractor, heated towel rail, shaving point, tiled walls and floor.

Double Garage

17' 5" x 18' 1" (5.31m x 5.51m)

Outside

the property is approached via electric gates giving access to a gravel driveway offering off road parking for several cars. Open fronted double timber Carport. The rear garden is enclosed by fencing and a character brick wall. Wrap around lawn, vegetable plot with greenhouse and potting shed. Rockery style garden with range of plants and shrubs. Open fronted 6mx3m Gazebo with patio area.



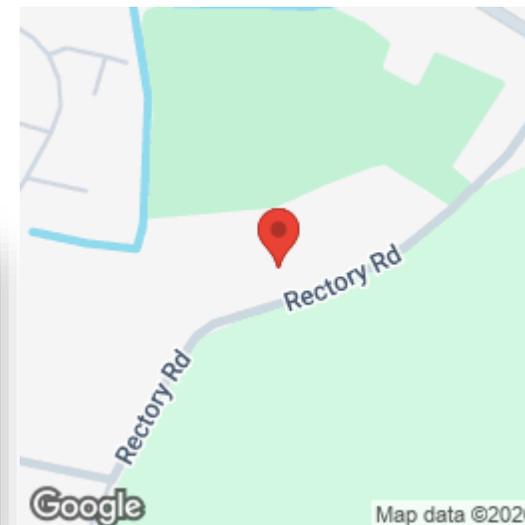
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- FOUR BEDROOM CHARACTER FORMER COACH HOUSE SITUATED IN A RURAL LOCATION
- WITH THREE BEDROOMS TO THE GROUND FLOOR WITH BOTH WET ROOM & EN-SUITE CLOAKROOM
- CONSERVATORY/DAY ROOM OVERLOOKING THE EXTENSIVE WRAP AROUND GARDEN
- SPACIOUS KITCHEN & BREAKFAST ROOM
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£625,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107469 - 0003

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