



# Triandra House

Tydd St Giles

**SOWERBYS**

Land & New Homes Specialists

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INTRODUCING

# Triandra House

Church Road, Tydd St Giles, Norfolk  
PE13 5LG

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Impressive New Family Home Extending  
to Approximately 1,990 Sq.Ft

Set on the Fringe of the Village with Field Views,  
Located Close to the Nearby Golf & Country Club

Generous Southwest Facing Rear Garden

Spacious Kitchen Dining Room with  
Central Island and Bifold Doors

Separate Sitting Room and Dedicated  
Home Office/Study

Four Well Proportioned Double Bedrooms

Principal Suite with Built-In Wardrobes,  
En-Suite and Juliet Balcony

Air Source Heat Pump with Underfloor  
Heating to the Ground Floor

Electric Double Garage with EV Charging  
Point and Ample Driveway Parking

Carefully Selected High Specification Finishes  
and Fittings Throughout, 10 Year Professional  
Consultants Certificate for Added Peace of Mind

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**SOWERBYS KING'S LYNN OFFICE**

01553 766741

[kingslynn@sowerbys.com](mailto:kingslynn@sowerbys.com)





Set on the fringe of the village with welcoming field views, Triandra House is an impressive newly built family home offering close to 2,000 sq.ft. of thoughtfully designed living space. Positioned to enjoy a quieter rural setting whilst remaining within easy reach of the nearby Golf & Country Club and surrounding Norfolk and Cambridgeshire villages, the property has been built with a strong attention to detail and a carefully considered specification throughout, balancing practicality, efficiency and modern family living with ease.

The heart of the home is undoubtedly the generous kitchen dining room, designed as a sociable everyday space where cooking, entertaining and family life naturally come together. The large central island, quartz worktops, integrated appliances and adjacent utility room all contribute to the sense of quality and functionality, whilst bifold doors encourage an easy connection to the south west facing garden during the warmer months. Separate from the main living space, the sitting room provides a more relaxed retreat and the dedicated study offers flexibility for those working remotely or in need of a quieter workspace.

Upstairs, all four bedrooms are comfortable doubles, giving flexibility for growing families or visiting guests. The principal suite enjoys built-in wardrobes, an ensuite shower room and a Juliet balcony overlooking the surrounding landscape, creating a light and airy feel. The remaining bedrooms are served by a stylish family bathroom complete with freestanding bath and carefully selected fittings that continue the home's cohesive finish.

Beyond the house itself, Triandra House continues to impress externally. The generous south west facing rear garden offers excellent potential for landscaping and outdoor entertaining, whilst the substantial gravel driveway provides extensive parking alongside the electric double garage with EV charging point. Air source heating, underfloor heating to the ground floor and double glazing ensure the property is as efficient as it is attractive, making it well suited for modern living and lower running costs.

Triandra House presents an opportunity to enjoy the benefits of a high specification new home in a semi-rural setting, with the reassurance of contemporary construction and the space required for modern family life.



# Specification

## EXTERNAL FINISHES

- Traditional brick and block construction with Flemish Antique brickwork
- Rustic red pan tiled roof
- Cream flush casement double glazed windows
- Composite entrance door
- Aluminium cream bifold doors opening to the rear garden
- Gravel driveway with ample parking
- Electric sectional double garage door
- EV charging point installed
- Cream porcelain patio and pathways
- Feather edge boundary fencing with post and rail frontage

## HEATING AND EFFICIENCY

- Air source heat pump heating system
- Underfloor heating to the ground floor
- Radiators to first floor
- Double glazing throughout
- Provision for a wood burning stove

## KITCHEN AND UTILITY

- Bespoke kitchen in Linen finish with oak carcasses
- Quartz Siena Gold worktops and matching upstands

- Large central island with integrated dishwasher and Belfast sink
- Belling 90cm range cooker
- Integrated Hotpoint fridge freezer and dishwasher
- Integrated Hisense canopy extractor
- Brushed brass ironmongery and taps
- Belfast sink to utility room

## BATHROOM AND EN-SUITE

- Contemporary vanity units with marble tops
- Countertop wash basins
- Freestanding bath to family bathroom
- Brushed brass taps, fittings and heated towel rail
- Stylish LVT flooring to bathroom spaces
- Mixer showers with quality fittings throughout

## INTERIOR FINISHES

- Luxury herringbone vinyl flooring to kitchen, utility and cloakroom
- Beige carpets to reception rooms, bedrooms and landing
- Oak internal doors throughout
- Oak handrails and lower steps with glazed staircase panels
- Brushed brass sockets and television points
- Spotlights to kitchen and bathroom areas
- Wireless burglar alarm system
- Fitted wardrobes to principal bedroom

## WARRANTY

- 10 Year Professional Consultants Certificate provided for peace of mind



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*



“Thoughtfully designed living space balancing practicality, efficiency and ease.”



## SERVICES CONNECTED

Mains water and electricity. Heating via air source heat pump and under floor heating to ground floor with radiators to first floor. Drainage via individual marsh ensign sewage treatment plant.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

SAPS predication to be confirmed.

## TENURE

Freehold.

## LOCATION

What3words: ///cornfield.divided.masters

## AGENT'S NOTE

Owners will be required to contribute to a Maintenance Agreement for the upkeep of the shared driveway.

Some images used have been virtually staged to show how the property could look once furnished and are for representative purposes only. In addition, some images used have been virtually renovated to show what the completed build will look like and are for representative

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.

# SOWERBYS

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in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

