



Salix House

Tydd St Giles

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Salix House

Church Road, Tydd St Giles, Norfolk
PE13 5LG

Impressive New Home Extending to
Approximately 2,552 Sq.Ft

Edge Of Village Setting with Field Views,
Close to the Nearby Golf & Country Club

Exceptional Kitchen, Dining and
Family Space with Bifold Doors

Generous Southwest Facing Rear Garden

Separate Sitting Room and Substantial
Home Office/Study

Four Well Proportioned Double Bedrooms

Principal Suite with Fitted Wardrobes,
Ensuite and Juliet Balcony

Air Source Heat Pump with Underfloor
Heating to Ground Floor

Electric Double Garage with
Extensive Driveway Parking

High Quality Specification and Finishes Throughout,
10 Year Professional Consultants Certificate Included

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Set on the edge of the village with field views, Salix House is a substantial newly built home offering over 2,500 sq.ft. of carefully designed accommodation. Built with an emphasis on quality, efficiency and day-to-day practicality, the property combines generous living spaces with a high specification finish, creating a home equally suited to modern family life and entertaining alike.

The kitchen, dining and family space forms the centrepiece of the house. The scale of the room allows for relaxed family living as well as larger gatherings, with the central island naturally becoming the focal point. Quartz worktops, integrated appliances, bi-fold doors and the adjoining utility room all reinforce the sense of thoughtful design, whilst the south west facing garden extends the living space outdoors during the warmer months. Separate from the open plan living, the sitting room offers a quieter setting for evenings in, whilst the generous study provides flexibility for those working from home or requiring additional reception space.

Upstairs, the proportions continue impressively with four generous double bedrooms arranged around a spacious landing. The principal suite benefits from fitted wardrobes, an en-suite shower room and Juliet balcony enjoying views towards the surrounding fields. The remaining bedrooms are all well balanced in size and are served by a stylish family bathroom featuring contemporary fittings and a free standing bath. The overall finish throughout the house has been carefully considered, from the oak internal doors and brushed brass ironmongery through to the herringbone style flooring and staircase detailing, all contributing to the polished yet understated feel.

Externally, the generous driveway and electric double garage provide extensive parking alongside practical storage, with the addition of an EV charging point adding to the property's future-ready appeal. Air source heating, underfloor heating to the ground floor and modern insulation standards ensure the house performs as efficiently as it looks, helping to deliver comfortable and economical living throughout the seasons.

Salix House offers the opportunity to enjoy the reassurance and efficiency of a contemporary new build, whilst benefitting from a semi-rural setting close to village amenities, and Golf & Country Club.



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

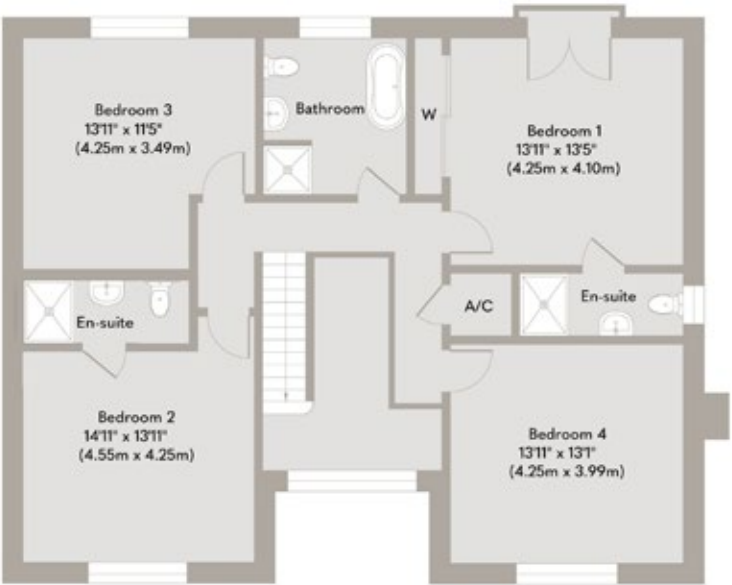
- Contemporary vanity units with marble tops
- Countertop wash basins
- Freestanding bath to family bathroom
- Brushed brass taps, fittings and heated towel rail
- Stylish LVT flooring to bathroom spaces
- Mixer showers with quality fittings throughout

INTERIOR FINISHES

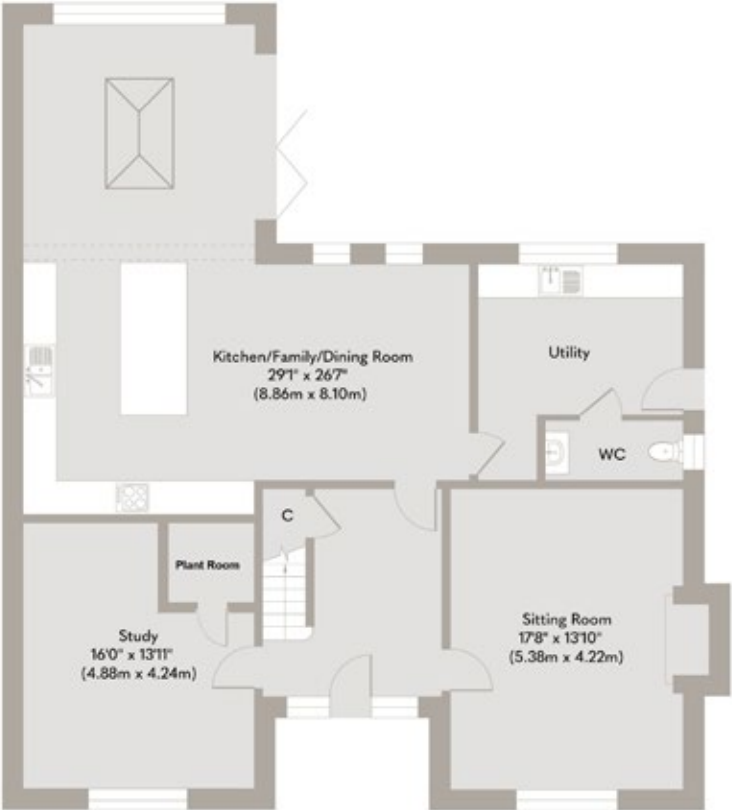
- Luxury herringbone vinyl flooring to kitchen, utility and cloakroom
- Beige carpets to reception rooms, bedrooms and landing
- Oak internal doors throughout
- Oak handrails and lower steps with glazed staircase panels
- Brushed brass sockets and television points
- Spotlights to kitchen and bathroom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

WARRANTY

- 10 Year Professional Consultants Certificate provided for peace of mind



Proposed First Floor
Approximate Floor Area
1173 sq. ft
(108.99 sq. m)



Proposed Ground Floor
Approximate Floor Area
1379 sq. ft
(128.11 sq. m)

Approximate Floor Area - Excluding Garage 3,090.21 sq.ft (287.09 sq.m)

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.

Copyright V360 Ltd 2025 | www.houseviz.com

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.

Internal images used from Plot 1. 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

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

Land & New Homes Specialists

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL



The Property
Ombudsman

