



NEWSON & BUCK
ESTATE AGENTS



7 Church Road, Wiggshall St Mary Magdalen, King's Lynn, Norfolk PE34 3DG **£269,995**

Newson and Buck are delighted to bring to the market an extremely well presented detached bungalow situated in the desirable village of Wiggshall St Mary Magdalen. The accommodation comprises entrance hall, lounge, kitchen, utility room, wet room and two bedrooms. The property further benefits from double glazing, oil fired central heating, off road parking for numerous vehicles and well kept rear garden. The village is situated conveniently between King's Lynn and Downham Market with quick access to local amenities



01553 775151



Entrance Hall

Double glazed door to front and laminate flooring.

Lounge

11' 11" x 11' 11" (3.63m x 3.63m) Double glazed bay window to front, wood burning stove, radiator and laminate flooring.

Kitchen

9' 5" x 14' 9" (2.87m x 4.50m) Glazed stain glass window and opening to utility room, fitted kitchen with matching wall and base units, moulded 1.5 bowl sink, integrated oven, integrated hob with extractor above, space for fridge freezer, radiator and tiled flooring.

Utility Room

6' 1" x 13' 3" (1.85m x 4.04m) Double glazed doors and windows to rear, double glazed windows to side, oil fired boiler, radiator and vinyl flooring.

Shower Room

5' 3" x 10' 3" (1.60m x 3.12m) Double glazed window to rear, electric shower, low flush w/c, pedestal wash hand basin, radiator and wet room flooring.

Hallway

With access to loft and tiled flooring.

Bedroom One

11' 11" x 11' 11" (3.63m x 3.63m) Double glazed bay window to front, feature fireplace, radiator and laminate flooring.

Bedroom Two

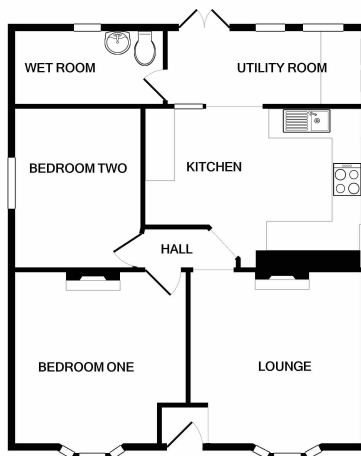
11' 0" x 8' 10" (3.35m x 2.69m) Double glazed window to side, radiator and laminate flooring.

Garden

To the front of the property is a gravelled driveway creating parking for numerous vehicles. Gated side access leads to the rear of the property. The well maintained rear garden is mainly laid to lawn with a variety of trees, shrubs and flowers. A patio area can be found at the back of the property.

Council Tax - B

EPC - E



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. 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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