



3 St Peters Road, Wiggenhall St Germans
Guide Price £275,000

BELTON DUFFEY



3 ST PETERS ROAD, WIGGENHALL ST GERMANS, NORFOLK, PE34 3HB

A refurbished, 2 double bedroom (1 en-suite) detached period residence, situated in a non estate location with gardens, extensive parking, being approx. 8 minutes from Watlington Station.

DESCRIPTION

A refurbished, 2 double bedroom (1 en-suite) detached period residence, situated in a non estate location with gardens, extensive parking, being approximately 8 minutes from Watlington Station.

The property was built in the late 1920's of cavity brick walls under a slate roof and has undergone an extensive renovation project including: re-wiring, re-plumbing (radiators and a pressurised hot water system), re-plastering, replacement flooring, replacement kitchen with 4 ring ceramic hob, extractor, oven and integrated dishwasher, replacement bathroom and replacement double glazed windows.

The accommodation briefly comprises sitting room with feature fireplace, kitchen/breakfast room with soft closure cupboards and drawers, rear hall and a bathroom to the ground floor. On the first floor is a landing with storage cupboard, 2 double bedrooms, 1 being en-suite.

Outside the property has a shingled driveway providing extensive car parking and an enclosed lawned rear garden.

There is potential to extend the property, subject to planning permission.

SITUATION

St Germans is a village situated some 4 miles to the south of King's Lynn having its own Spar shop, primary school, post office, pub/restaurant and Church. It contains a blend of old period cottages as well as more modern homes. It nestles on both sides of the River Great Ouse and is conveniently placed for King's Lynn to the north and Downham Market to the south, as well as Watlington where there is a connection on the electrified King's Lynn to King's Cross railway line which is only some eight minutes or so away by car. The area is well known for its good walking and riding country, fishing, various water sports, and bird watching, etc. Secondary schools and a good range of shops are to be found in King's Lynn and Downham Market.

SITTING ROOM

4.6m x 3.63m (15' 1" x 11' 11") Feature fireplace with tiled hearth, ceiling and wall beams, radiator, laminate flooring, staircase to first floor landing.

KITCHEN/BREAKFAST ROOM

4.6m x 3.23m (15' 1" x 10' 7") Marble effect worktop with one and a half bowl composite sink unit with chrome mixer tap, grey soft closure cupboards under, integrated dishwasher, space for appliances. Further L-shaped matching worktop with four ring ceramic hob, fan assisted oven under, glass splashback and extractor over, matching soft closure cupboards and drawers under. Matching wall cupboards, space for fridge freezer with locker cupboard over, contemporary style radiator, laminate flooring.

REAR LOBBY

1.32m x 0.97m (4' 4" x 3' 2") Ceramic tiled floor, cupboard housing the Tempest pressurised hot water cylinder with a separate immersion, UPVC double glazed door to outside.



BATHROOM

2.43m x 1.80m (8' 0" x 5' 11") 3 piece white suite comprising panelled bath with black mixer tap, shower screen and mains shower with black rainfall shower and shower attachment, low level WC, pedestal wash hand basin, heated black towel rail, ceramic tiled floor, extractor.

FIRST FLOOR LANDING

3.7m x 1.78m into stair recess (12' 2" x 5' 10") Window to rear, loft access, built in storage cupboard.

BEDROOM 1

3.82m x 3.58m into chimney breast recess (12' 6" x 11' 9") Radiator, double storage cupboard.

EN-SUITE SHOWER ROOM

1.94m x 1.43m (6' 4" x 4' 8") Shower cubicle with Triton Enrich electric shower, low level WC, pedestal wash hand basin with chrome mixer tap, double cupboard under with soft closure doors, heated chrome towel rail, extractor.

BEDROOM 2

3.64m into chimney breast recess x 2.72m (11' 11" x 8' 11") Radiator

OUTSIDE

Worcester Greenstar Carmray external 12/18 oil fired boiler. The rear garden is enclosed by fenced boundaries and has newly laid lawn, fuel store and oil tank.

The property is approached via an extensively shingled driveway providing ample car parking for car parking with a small lawned front garden, all being enclosed by fenced boundaries to the side, gated access which leads to the rear garden.

DIRECTIONS

From King's Lynn proceed out of town along London Road and at the Southgates roundabout take the third exit sign posted A17/A47 and follow the signs for Saddlebow. At the next roundabout take the second exit through Saddlebow and onto St Germans. As you enter village take the 2nd left turning into St. Peters Road. No. 3 is just in on your left hand side.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band C.

Oil fired central heating.

EPC - D.

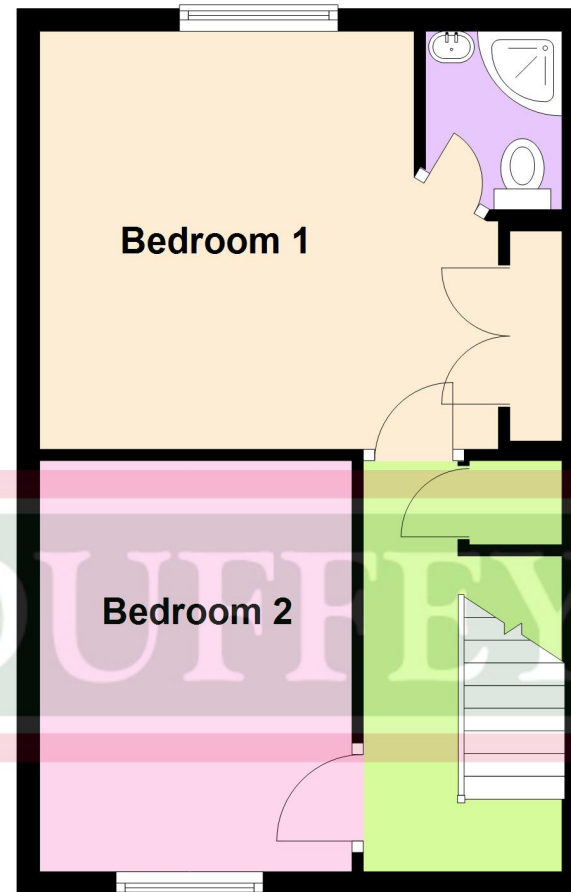
TENURE

This property is for sale Freehold.

Ground Floor



First Floor



FELTON DUFFEY

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

