



NEWSON & BUCK
ESTATE AGENTS



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73 Sluice Road, Wiggenhall St Germans, King's Lynn, Norfolk PE34 3ET £249,995

NO ONWARD CHAIN Newson and Buck are delighted to present this three bed room semi-detached property that has undergone recent renovation that has been tastefully thought of and actioned. The property set in the outskirts of King's Lynn in the sought after village of Wiggenhall St Germans provides open plan living/dining/kitchen as well as the family bathroom to the ground floor and three bedrooms with the master befitting from its own w/c. The property has undergone recent works which includes new kitchen and bathroom as well as the installation of a new Electric Combi Boiler. Outside the property provides ample off road parking for multiple vehicles as well as a very large garden to the rear complimented by field views. The property further benefits from Double glazing throughout. Local amenities can be found within the village including a convenience store and village pub with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

Open Plan Kitchen/Diner/Lounge

16' 07" x 21' 10" (5.05m x 6.65m) Front door into open plan living space.

Lounge Area - Laminate flooring ,window to front, radiator, feature fireplace with space for log burner, built in storage, stairs to first floor

Kitchen/Dining Area - Laminate flooring, range of base cabinets with worktops, induction hob and electric oven and grill, inset sink, space for Fridge Freezer, side to leading to garden, under stairs storage cupboard, window to rear

Bathroom

7' 01" x 10' 01" (2.16m x 3.07m) Tiled flooring, window to side and rear, roll top bath with shower over(see agents note), vanity unit with built in sink and w/c, half tiled walls, towel radiator.

Utility Area

Space and plumbing for washing machine, shelving above

Landing

Carpeted, panelled wall, doors leading to

Master Bedroom

13' 01" x 11' 01" (3.99m x 3.38m) Wooden flooring, radiator, built in wardrobe, window to front, feature fireplace door leading to

w/c

Built in vanity unit with sink over, low level flush w/c, half tiled wall

Bedroom Two

10' 05" x 8' 05" (3.17m x 2.57m) Carpeted, radiator(see agents note), window to rear

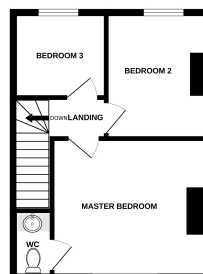
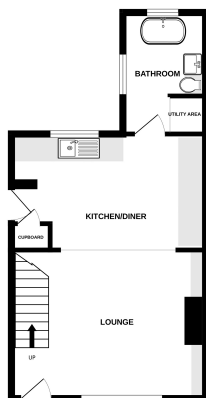
Bedroom Three

~~71.44% to 71.93% (2.44% to 2.49%) Generated, wind-down to zero, mediator / see comments~~



GROUND FLOOR
41.4 sq ft (38.4 sq m) arrow

1ST FLOOR
343 sq ft (31.8 sq m) approx



TOTAL FLOOR AREA: 754 sq ft (70.1 sq m) approx.

TOTAL FLOOR AREA: 756 sq. ft. (70.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and the user is responsible to take 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.