



NEWSON & BUCK
ESTATE AGENTS



37 St Peters Road, Wiggshall St Germans, King's Lynn, Norfolk PE34 3HB

£300,000

Newson and Buck are delighted to present this link-detached 3 bedroom bungalow in the desirable location of Wiggshall St Germans. The current owners fully renovated the property in 2019 which contained stripping everything back to brick and starting from scratch. This included new windows, new electrics, new Oil boiler, new kitchen and bathroom and the property is linked up to the Loxone Home Control System which gives you full control of the lighting, the temperature and even closes the blinds in each room! The property comprises entrance hall, kitchen, a large lounge/diner which is then complemented by a luxury bathroom with walk in wet room as well as 3 bedrooms. The property further benefits from Double glazing throughout and Oil Central Heating. The property further provides a garage, ample of road parking, field views to the rear garden and a timber built workshop. 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.



01553 775151



Entrance Hall

Radiator, tiled flooring

Kitchen

14' 06" x 7' 11" (4.42m x 2.41m) Range of base and wall units, worktops, integrated dishwasher & washing machine, American style fridge freezer, Neff Induction Hob & Neff double oven/microwave combo, extractor, double glazed window to front, Boiling Water tap, tiled flooring

Lounge/Diner

22' 02" x 11' 7" (6.76m x 3.53m) Double glazed window to front, radiator, Carpeted, smart inset lighting, smart blind, tv point, door leading to external.

Hallway

Storage, tiled floor, doors leading to

Bathroom

10' 00" x 5' 06" (3.05m x 1.68m) Double glazed window to side, tiled flooring, panelled bath, low level flush w/c and hand basin with storage, towel radiator, walk in wet room area with rain fall shower over, smart inset lighting

Bedroom 1

13' 09" x 10' 08" (4.19m x 3.25m) double glazed window to rear, bespoke built in wardrobe, carpeted, smart inset lighting, smart blind, radiator

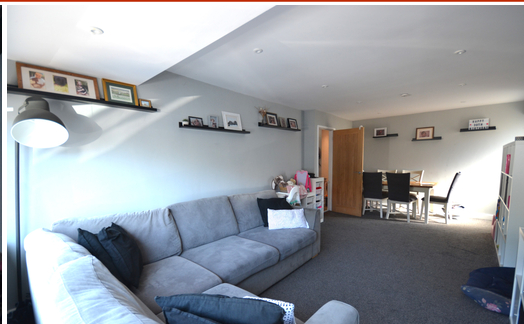
Bedroom 2

10' 03" x 8' 11" (3.12m x 2.72m) Double glazed window to rear, carpeted, smart blind, smart inset lighting, radiator

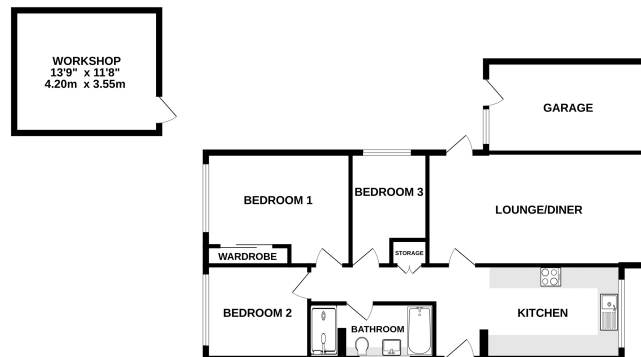
Bedroom 3

10' 08" max x 7' 01" (3.25m x 2.16m) Double glazed window to side, carpeted, smart blind, smart inset lighting, radiator

Garage



GROUND FLOOR
1093 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, contractors' measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or condition.
Issue date: 10/10/2023

