



2 Garden Road, Wiggshall St Germans
Guide Price £249,950

BELTON DUFFEY



2 GARDEN ROAD, WIGGENHALL ST GERMANS, NORFOLK, PE34 3DT

A 3 bedroom detached bungalow situated on a corner plot with large garage and parking.

DESCRIPTION

A 3 bedroom detached bungalow situated on a corner plot with large garage and parking.

The property was built in the late 1960's and is installed with oil fired central heating, double glazing and requires updating.

The accommodation briefly comprises entrance hall, kitchen/diner, sitting room, 3 bedrooms, bathroom and separate cloakroom.

Outside, the property occupies a corner plot with parking, carport, large garage and external conservatory.

SITUATION

Wiggenhall 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.

ENTRANCE HALL

3.20m extending to x 3.70m (10' 6" x 12' 2") x 4.1m (13' 9") Radiator, loft access, airing cupboard with insulated cylinder and immersion.

SITTING ROOM

5.51m x 3.56m (18' 1" x 11' 8") Twin aspect windows, 2 radiators.

KITCHEN/DINING ROOM

4.51m x 3.03m (14' 10" x 9' 11") Worktops with sink unit, 4 ring hob, cupboards and drawers under, matching wall cupboards, double oven, Thermecon oil fired central heating boiler, shelved pantry.

BEDROOM 1

4.18m x 3.55m (13' 9" x 11' 8") Radiator.

BEDROOM 2

3.32m x 3.25m (10' 11" x 10' 8") Radiator, window onto external conservatory.

BEDROOM 3

(11' 7" x 7' 6") 3.54m maximum into door recess x narrowing to 2.91m (11' 7" x 9' 7") Radiator.



BATHROOM

1.79m x 1.70m (5' 10" x 5' 7") Bath with shower over, low level WC.

CLOAKROOM

1.7m x 0.81m (5' 7" x 2' 8") Low level WC.

OUTSIDE

Outside the property occupies a good sized corner plot being enclosed by a brick wall boundary with a shingled driveway leading to the car port and the larger than average garage. The front garden is shingled with established flower and shrub borders and is laid to lawn which wraps around the side of the property with further lawned areas and shrubs. To the rear of the property is a paved patio leading to the external conservatory, there is also a garden shed and this area is enclosed by fenced boundaries.

GARAGE

5.42m x 3.65m (17' 9" x 12' 0") Up and over door, power, light, personal door, window to rear , door into the external conservatory.

CONSERVATORY

3m x 2.70m (9' 10" x 8' 10") Double doors to patio.

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 and continue through the village of Saddlebow and onto Wiggerhall St Germans. Continue into the centre of the village, passing the shop on the right hand side and the public house on the left; continue over the river bridge onto Lynn Road follow the road round to the right onto School Road, take the next left hand turning into School Road, take the first left hand turning into Orchard Road, right into Garden Road and the property will be found on the right 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 B.

EPC - TBC.

Oil fired central heating.

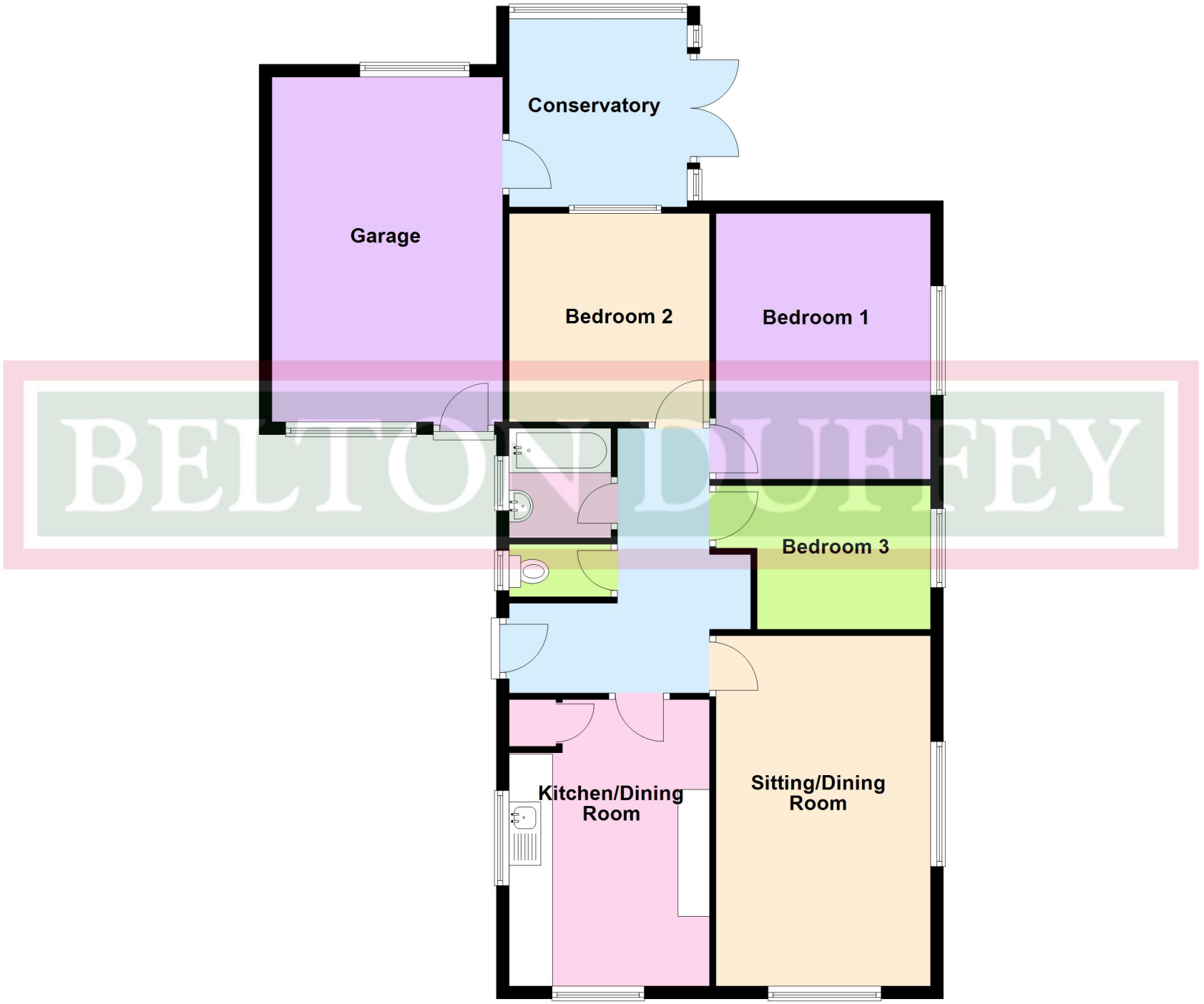
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

Ground Floor



Garage

Conservatory

Bedroom 2

Bedroom 1

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Bedroom 3

Kitchen/Dining Room

Sitting/Dining Room





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