



6 Foxglove Walk, Wiggshall St Germans
£1,050 per calendar month

BELTON DUFFEY



6 FOXGLOVE WALK, WIGGENHALL ST GERMANS, NORFOLK, PE34 3FL

A 3 bedroom, 2 bathroom detached bungalow on a cul-de-sac location with field views, off street parking, garage and gardens.

DESCRIPTION

A three bedroom, two reception room, two bathroom detached bungalow in a cul-de-sac location with field views to the rear.

The accommodation briefly comprises: Entrance hallway, sitting room, kitchen/diner, conservatory, cloakroom, three bedrooms, one en-suite and a bathroom.

The property also benefits from double glazing, off street parking, garage and front and rear gardens.

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 HALLWAY

3.77m x 1.21m (12' 4" x 4')

Tiled Floor, large storage cupboard, telephone point, radiator.

SITTING ROOM

4.03m x 3.61m (13' 3" x 11' 10")

Fitted carpet, window to front, TV and telephone point, radiator.

KITCHEN/DINING ROOM

4.93m x 3.23m (16' 2" x 10' 7")

A range of wooden wall and base units with worktops over, breakfast bar, stainless steel sink and drainer with mixer tap, electric 4 ring ceramic hob with extractor over, eye level electric fan assisted double oven, oil fired central heating boiler, space for fridge freezer, plumbing and space for automatic washing machine, dishwasher, tiled floor, radiators, windows to side and rear, patio doors leading to conservatory, door leading to garden.

CONSERVATORY

3.47m x 2.24m (11' 5" x 7' 4")

Tiled floor, radiator, TV point, door leading to garden.

CLOAKROOM

Tiled floor, low level WC, pedestal wash hand basin, radiator, extractor fan.



BEDROOM 1

3.55m x 3.15m (11' 8" x 10' 4")
Fitted carpet, window to rear, radiator.

EN-SUITE SHOWER ROOM

1.69m x 1.36m (5' 7" x 4' 6")
Tiled floor, wash hand basin, low level WC, enclosed corner shower cubicle, radiator, extractor fan.

BEDROOM 2

3.04m x 2.61m (10' x 8' 7")
Fitted carpet, window to front, radiator.

BATHROOM

Paneled bath with shower over, low level WC, pedestal wash hand basin, tiled floor, radiator, window to rear.

BEDROOM 3

2.60m x 2.33m (8' 6" x 7' 8")
Fitted carpet, window to front, radiator.

GARAGE

Up and over garage door and privacy door to the side, power and light.

OUTSIDE

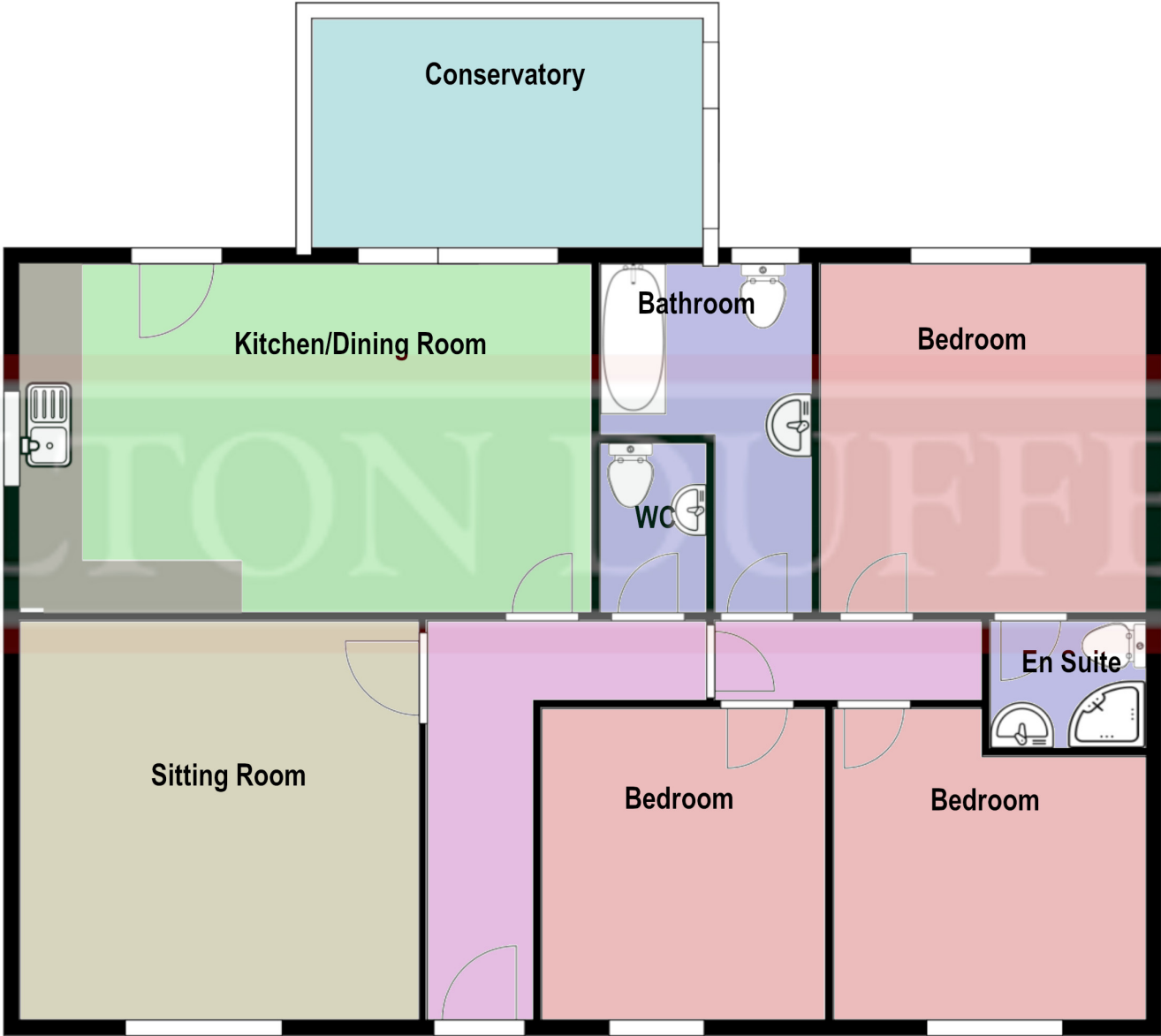
To the front of the property is a shared driveway leading to the garage with lawned area. To the rear of the property is an enclosed rear garden mainly laid to lawn with patio areas and wooden shed and rural views.

ADDITIONAL INFORMATION

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit -
right-to-rent.service.gov.uk/rtr-prove/id-question
- 4) Deposit - £1050.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets

Ground Floor

Approx 72 sqm
(775 sqft)



BELTON CURFEY

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 Wiggshall 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 second left hand turning into Lewis Drive, take the third right hand tuning into Foxglove Walk and the property will be found towards the end of the cul-de-sac on the left hand side.

OTHER INFORMATION

Oil fired central heating. EPC rating band D - 67

VIEWING

Strictly by appointment with the agent.



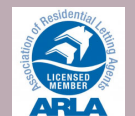


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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

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.