



3 St Peters Road, Wighenhall St Germans
Guide Price £189,950

BELTON DUFFEY



3 ST PETERS ROAD, WIGGENHALL ST GERMANS, KING'S LYNN, NORFOLK, PE34 3HB

A 2 bedroom detached period residence situated in a non estate location with gardens and parking.

DESCRIPTION

3 St Peters Road comprises a 2 bedroom detached period residence situated in a non estate location with gardens and parking.

The property, which requires updating was built in the late 1920's of cavity brick walls under a slate roof and is installed with oil fired central heating and double glazing.

The accommodation briefly comprises sitting room, kitchen/dining room, rear hall and bathroom to the ground floor. On the first floor are 2 double bedrooms.

Outside the property has gardens to the front and rear and parking.

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 3.68m (15' 1" x 12' 1") Brick open fireplace with marble hearth and timber mantel, two radiators, double glazed door to outside, three ceiling beams, period door leading to the staircase and the first floor landing.

KITCHEN/DINING ROOM

4.63m into stair recess x 3.62m in recess (15' 2" x 11' 11") 'L' shaped worktop with 4 ring electric hob with cupboards and drawers under, Indesit fan assisted double oven, twin drainer stainless steel sink unit with cupboards under, window overlooking rear garden, cupboard with shelving.



REAR HALL

Double glazed door to outside, storage cupboard with shelving.

BATHROOM

3 Piece suite comprising panelled bath, low level w.c. and wash hand basin. Airing cupboard housing the hot water cylinder.

FIRST FLOOR LANDING

Built-in cupboard with period door.

BEDROOM 1

3.83m x 3.64m into chimney breast recess (12' 7" x 11' 11") Radiator, period door, two cupboards with hanging rails and shelves.

BEDROOM 2

3.64m into chimney breast recess x 2.72m (11' 11" x 8' 11") Radiator, period door.

OUTSIDE

The property occupies an established plot with a shingled driveway providing ample car parking, being partially enclosed by fenced and hedged boundaries. The shingled driveway continues to the side of the property with a gated access leading to the rear of the property having a concrete area leading to the rear entrance hall, Worcester Greenstar Carmray external 12/18 oil fired boiler. The rear garden has lawned areas with two outbuildings, fuel store and oil tank.

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.

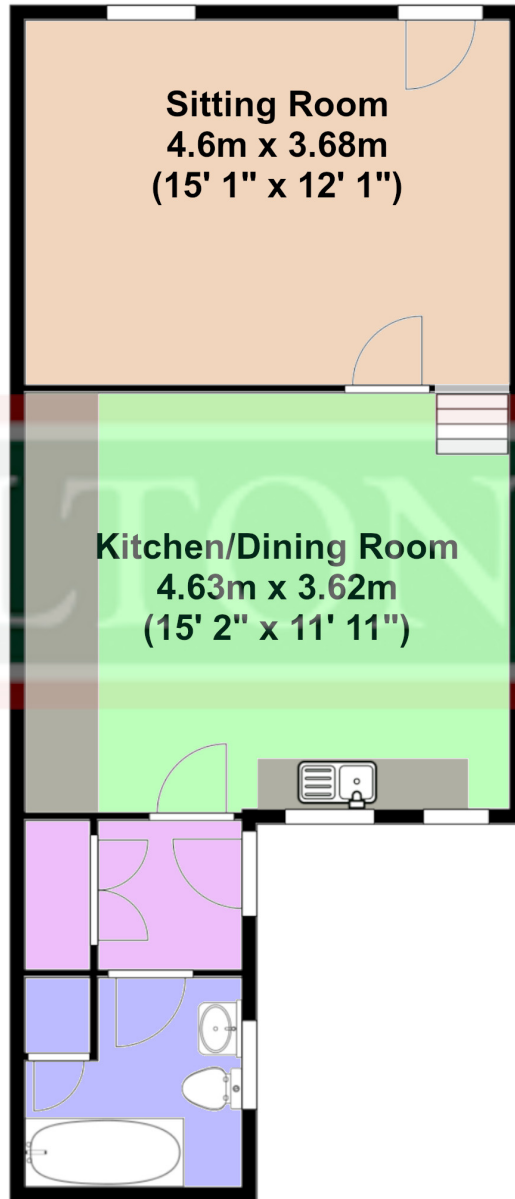
Council Tax Band C.

Oil fired central heating.

EPC - D.

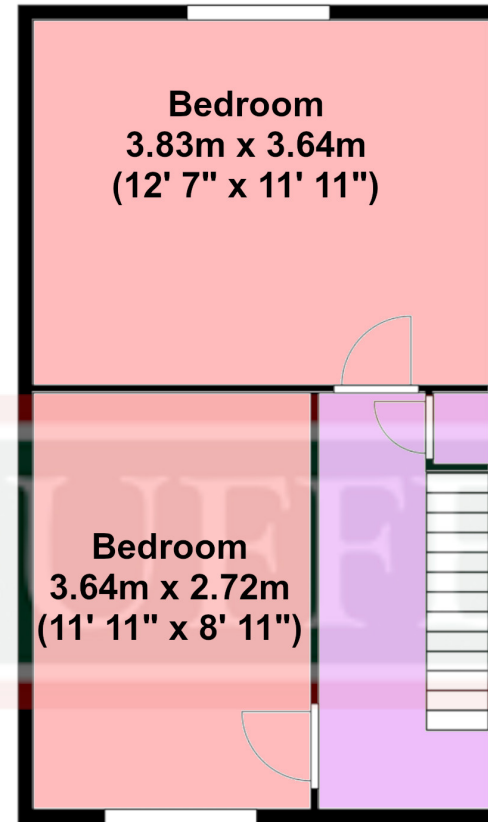
Ground Floor

Approx 36 sqm
(387 sqft)



First Floor

Approx 33 sqm
(355 sqft)



TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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