



**britttons**  
estate agents

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### DIRECTIONS

From Kings Lynn town centre proceed out of town via London Road to the Southgates roundabout and take the 3rd exit and continue straight over two further roundabouts. Continue onto the next roundabout taking the 2nd exit signposted St. Germans (for approx. 6 miles) and upon reaching the village turn right after the bridge onto School Road then turn left onto Sluice Road, where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



66 Sluice Road Wighenhall St. Germans King's Lynn Norfolk PE34 3EF

**THREE BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE,  
DRIVEWAY AND SWIMMING POOL**

**Wighenhall St. Germans**

**£435,000 Freehold**

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sales@britttons.net

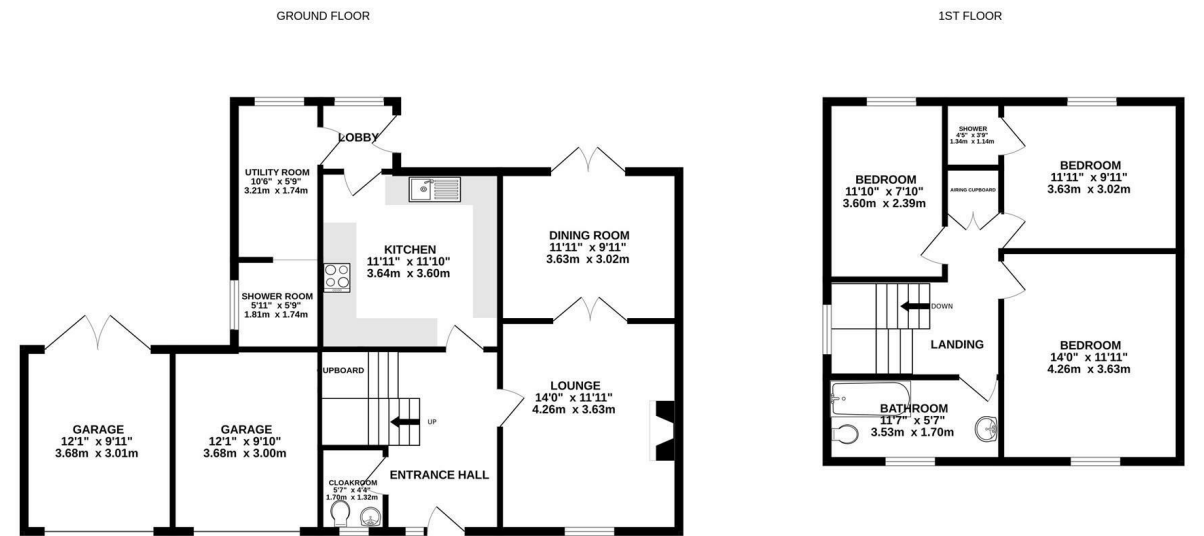






<b>HALLWAY</b> Fitted carpet. Stairs to first floor. Cupboard. Radiator.	11'11" x 11'11" (3.63m x 3.63m)
<b>CLOAKROOM</b> Fitted vinyl. Radiator. Wc and basin. Window to front aspect.	5'7" x 4'4" (1.70m x 1.32m)
<b>LOUNGE</b> Fitted carpet. Fireplace. Window to front aspect, with french doors to the dining room/	14'0" x 11'11" (4.27m x 3.63m)
<b>DINING ROOM</b> Fitted carpet. Radiator. French doors to patio.	11'10" x 9'10" (3.63m x 3.02m)
<b>REAR LOBBY</b> Tiled flooring. Window to rear aspect. Door to rear garden.	5'1" x 4'8" (1.55m x 1.42m)
<b>KITCHEN</b> Range of wall, base and drawer units with worktops over. Space for a dishwasher. Electric built in hob and oven. Tiled floor. Double Radiator. Window to rear.	11'10" x 11'10" (3.63m x 3.61m)
<b>UTILITY</b> Tiled floor. Space for washing machine and tumble dryer. Hand basin and W.C. Heater. Window to rear aspect.	9'0" x 5'9" (2.74m x 1.75m)
<b>SHOWER ROOM</b> Tiled floor. Radiator. Enclosed shower cubicle and w.c. Window to side aspect. Ideal for use after using the swimming pool.	5'10" x 5'0" (1.78m x 1.52m)
<b>LANDING</b> Fitted carpet. Airing cupboard. Loft access. Radiator. Window to side aspect.	11'11" x 11'8" max (3.63m x 3.56m max)
<b>BATHROOM</b> Three piece suite comprising spa bath with mixer taps over, wash hand basin and w.c. Vinyl flooring. Window to front aspect.	11'11" x 5'7" (3.63m x 1.70m)
<b>BEDROOM 1</b> Fitted carpet. Radiator. Window to front aspect.	14'1" x 11'11" (4.29m x 3.63m)
<b>BEDROOM 2</b> Fitted carpet. Double shower enclosure .Radiator. Window to rear aspect	11'10" x 9'11" (3.61m x 3.02m)
<b>BEDROOM 3</b> Fitted carpet. Radiator. Window to rear aspect.	11'11" x 7'10" (3.63m x 2.39m)
<b>FRONT GARDEN</b> Mainly laid to Lawn with gravel driveway for multiple vehicles. Double five bar wooden gate . Low brick wall.	
<b>BACK GARDEN</b> Mainly laid to lawn with Trees , shrubs and bushes. Timber shed. Patio area ideal for BBQs! Pool with timber pool house!	
<b>GARAGE</b> Double garage with rear double doors .Light and power to garage .	

Welcome to this fantastic detached house located in the Norfolk village of Wiggshall St. Germans, near King's Lynn. This substantial family home boasts three bedrooms, offering ample space for a growing family or those who enjoy having guests over. Upon entering, you are greeted by a spacious entrance hall and two separate reception rooms, perfect for entertaining or creating a cosy retreat. The large driveway and double garage provide plenty of parking space for multiple vehicles. One of the standout features of this property is the delightful swimming pool, offering a refreshing oasis right in your own backyard. Imagine spending warm summer days lounging by the pool or hosting poolside gatherings with friends and family. Whether you are looking for a peaceful retreat away from the hustle and bustle of city life or a spacious family home with room to grow, this property on Sluice Road has something for everyone. Don't miss out on the opportunity to make this house your new home.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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.  
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