

**LANDLES**



## Bluebell Walk | Wiggenhall St Germans



**The 4 bedroom detached family residence situated in a peaceful cul-de-sac of Wiggenhall St Germans. Generously sized with a modern extension creating open plan living.**

**Guide Price Of £345,000**

Folio: B/512ts







- Entrance Hall
- Living Room
- Open plan Kitchen - Dining Room
- Snug
- Utility & Downstairs WC



- Stairs to First Floor Landing
- Master Bedroom with Ensuite
- 3 Bedrooms and Bathroom

**Bluebell Walk** is a quiet cul-de-sac located in the peaceful village of Wiggenhall St Germans, situated around 6 miles south of King's Lynn. The village offers a charming rural lifestyle with a local primary school, village hall, and easy access to surrounding countryside walks. The nearby town of King's Lynn provides further amenities including supermarkets, shops, cafes, and a mainline railway station with services to London King's Cross via Ely & Cambridge. Wiggenhall St Germans benefits from good road links to the A47 and the scenic Norfolk coastline is within a short drive.

**8 Bluebell Walk** is an impressive 4-bedroom detached family home, kept in pristine condition and set in a favourable cul-de-sac position. The property features a spacious rear extension which opens up the heart of the home to a modern open-plan kitchen and dining area, ideal for entertaining and family gatherings. The ground floor also includes a welcoming living room and a convenient utility room. Upstairs, the master bedroom benefits from an ensuite shower room, while the other three bedrooms offer generous proportions and plenty of natural light.

Externally, the property boasts a thoughtfully landscaped rear garden with wooden decking, hot-tub and patio, perfect for al-fresco dining and relaxation. The property also offers off road parking with a private driveway and integral garage.

This well-presented home provides a peaceful retreat in a desirable village location, combining modern living with a tranquil setting.

**Entrance Hall** 10' 5" x 7' 1" (3.17m x 2.15m)

With radiator, thermostat and under stairs cupboard.

**Living Room** 14' x 13' (4.27m x 3.97m)

Dual aspect with radiator, open fireplace and hearth, and bow window.

**Downstairs WC** 6' 7" x 2' 10" (2m x 0.88m)

With low level WC, hand basin and tile splash back.

**Kitchen** 12' 3" x 9' 6" (3.75m x 2.89m)

With fitted wall & base units, fitted worktops, wood panel flooring, integrated eye level double oven, electric hob with extractor above, 1 & ½ bowl sink with drainer and monobloc mixer tap, space for large fridge freezer, and garden view.

**Dining Room** 17' 2" x 9' 9" (5.23m x 2.97m)

**Snug** 9' 6" x 8' 11" (2.90m x 2.71m)

Extended with open plan access, wall mounted vertical radiator, Velux windows, Bifold doors, recessed ceiling lighting, TV points and wood panel flooring.

**Utility** 7' 1" x 5' 2" (2.15m x 1.56m)

With oil fired boiler and space for washing machine.

**Stairs to First Floor Landing**

**First Floor Landing** 10' 5" x 8' 1" (3.18m x 2.47m)

With hatch to roof space.

**Master Bedroom** 14' x 13' (4.27m x 3.97m)

Dual aspect with radiator, fitted wardrobe, and ensuite.

**Ensuite** 7' 1" x 5' 2" (2.15m x 1.56m)

With tiled floor and surrounds, fitted low level WC and hand basin, walk in shower and ladder radiator.

**Bedroom 2** 11' 5" x 9' 6" (3.34m x 2.89m)

With radiator, corner cupboard and TV point.

**Bedroom 3** 11' 2" x 9' (3.4m x 2.75m)

With radiator and TV point.

**Bedroom 4** 12' 3" x 7' 4" (3.74m x 2.22m)

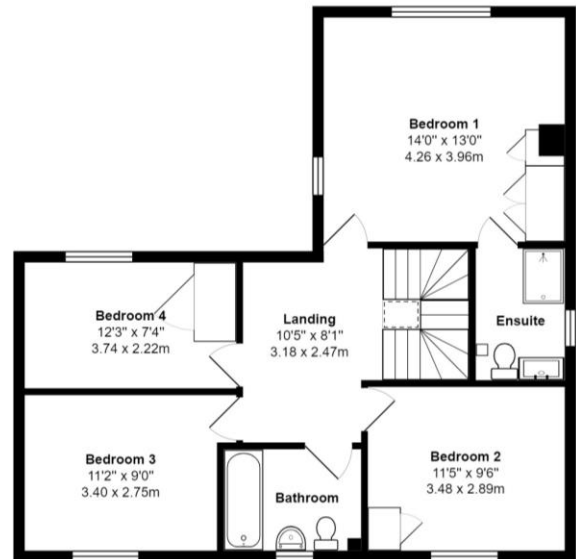
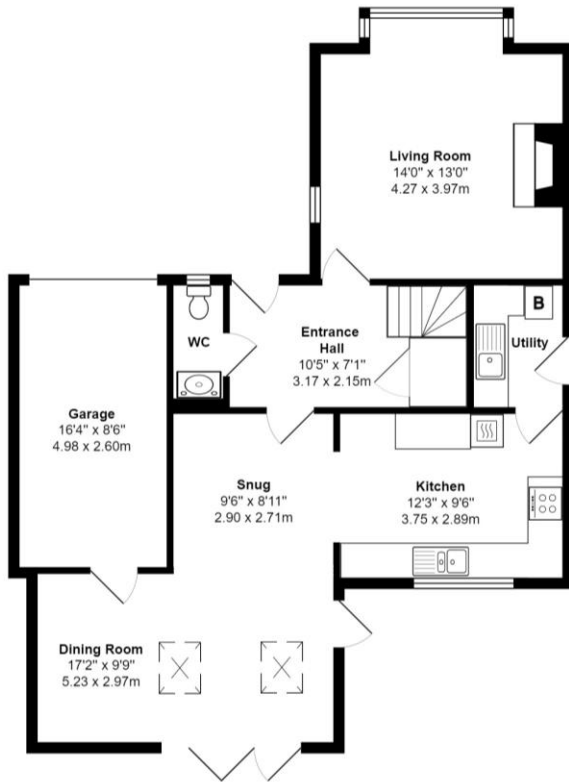
With radiator, corner cupboard and TV point.

**Bathroom** 7' 1" x 5' 2" (2.15m x 1.56m)

With low level WC, pedestal hand basin, panelled bath, tile surrounds and radiator.

**Rear Garden**

Thoughtfully re-landscaped garden for ease of use with wood decking, patio surrounds, synthetic lawn, hot tub with cover porch, garden shed and oil tank.



## Wiggenhall St Germans

Total Area: 1622 ft<sup>2</sup> ... 150.7 m<sup>2</sup>

Illustration Layout - For identification purposes only. Measurements are approximate. Not to scale. Copyright © LANDLES

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** Mains water, electricity and drainage are understood to be available. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "D" with a current annual charge of £2,191.98 2024/2025.

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES.** Please read the IMPORTANT NOTES included on these Particulars.

**PRS** Property Redress Scheme

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

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