



**Mill Road, Wiggenhall St. Mary Magdalen, King's Lynn, PE34
3BZ**

welcome to

Mill Road, Wiggenhall St. Mary Magdalen, King's Lynn

A beautifully presented 3 bedroom detached bungalow, set within the quiet village of Magdalen. The property boasts a large plot with landscaped garden to the rear plus a generous gravelled driveway, whilst inside offers an open plan lounge/diner, modern kitchen & brand new shower room.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Airing cupboard. Loft access. Two double-glazed windows to the side.

Open Plan Living/ Dining Space

Living Area

12' x 13' 8" (3.66m x 4.17m)
Radiator.

Dining Area

9' 8" x 11' 9" (2.95m x 3.58m)
Double-glazed windows to the sides. Radiator.
Double-glazed French doors to the rear leading to
the rear garden.

Kitchen

8' 4" x 10' 7" (2.54m x 3.23m)
This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a built-in electric oven & an electric hob with cooker hood over. There is also space for a fridge, as well as space & plumbing for a dishwasher. Radiator. Double-glazed window to the front. Double-glazed door to the side.

Utility Room

6' 9" x 8' 7" (2.06m x 2.62m)
Converted from garage. Space & plumbing for a
washing machine & tumble dryer.

Bedroom One

13' 8" x 8' 8" (4.17m x 2.64m)
Double-glazed window to the rear. Radiator.

Bedroom Two

9' 1" x 10' 8" (2.77m x 3.25m)
Double-glazed window to the front. Radiator. Built-in wardrobes.

Bedroom Three

7' 1" x 10' 1" (2.16m x 3.07m)
Double-glazed window to the rear. Radiator.

Shower Room

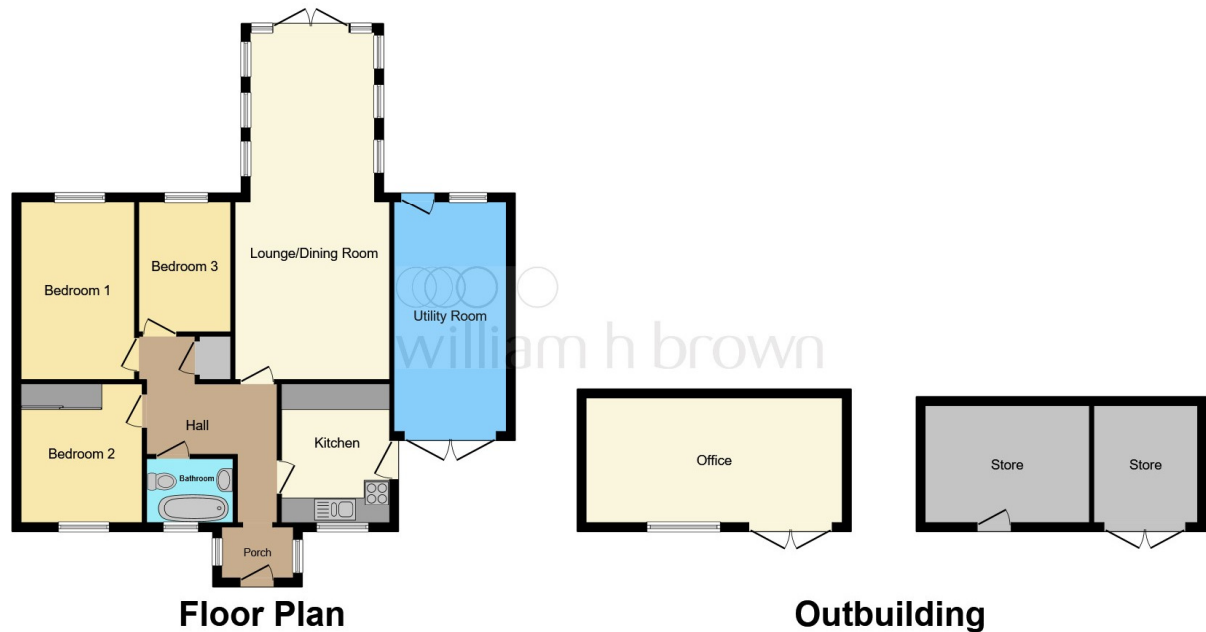
Fitted with WC, wash hand basin with vanity unit & thermostatic walk-in shower with rainfall shower. Recessed ceiling with lighting. Double-glazed window to the front.

Outside

To the front of the property, a sizable gravelled driveway provides off-road parking for multiple vehicles. To the rear, the generous garden has been beautifully landscaped to offer a lawned area, alongside a large patio area & separate decking area. The garden is enclosed by timber fencing & boasts a large timber outbuilding which is currently used as an office, alongside large, freestanding dog kennels/additional storage space.

Agent's Note

Heating to the property is served by oil central heating. Please contact us for more information if required.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



check out more properties at williamhbrown.co.uk



welcome to

Mill Road, Wiggenhall St. Mary Magdalen, King's Lynn

- Three bedroom detached bungalow
- Open plan lounge/diner
- Newly fitted shower room
- Landscaped rear garden
- Detached studio/home office

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£350,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
DHM112577 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk