



**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 & 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.

## Outbuilding



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

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

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £340,000



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Property Ref:  
DHM112577 - 0007

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Please note the marker reflects the postcode not the actual property

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