



**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

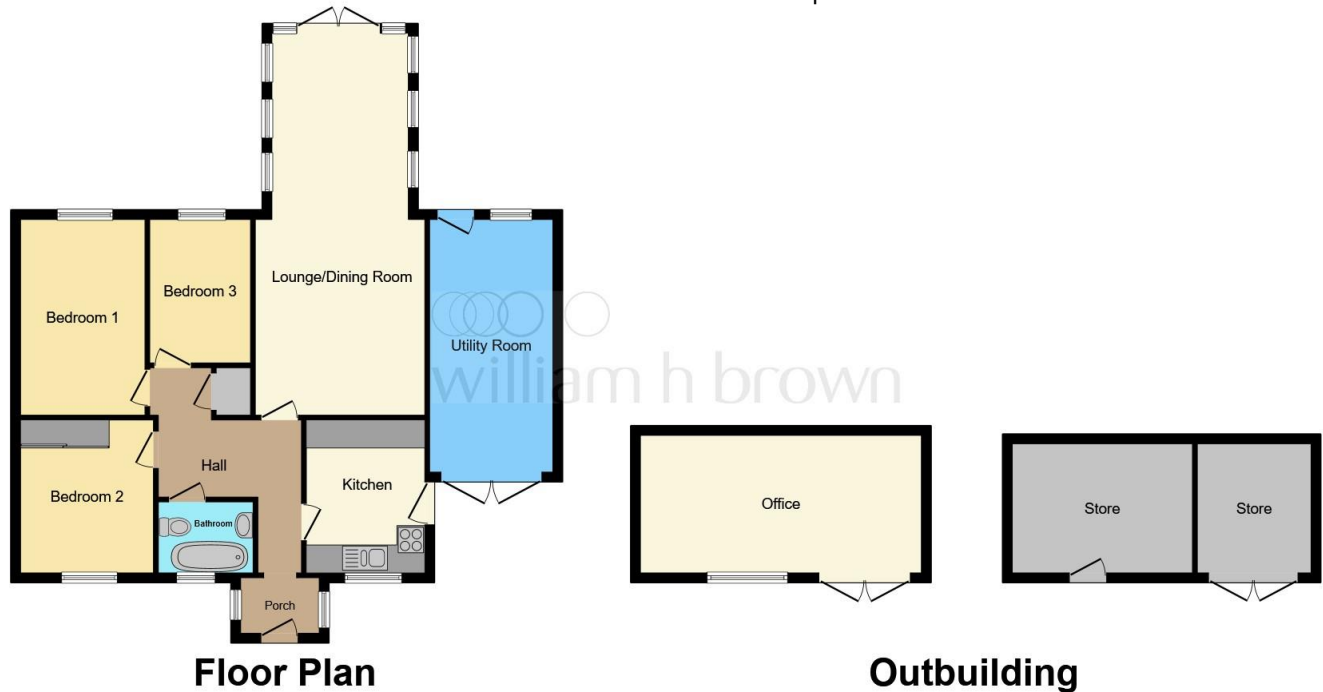
Fitted with WC, wash hand basin with vanity unit & thermostatic walk-in shower with rainfall shower. Recessed ceiling with lighting. Double-glazed window to the front.

### 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.



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](http://www.focalagent.com)



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**welcome to**

**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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DHM112577 - 0007

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