



THE STORY OF

26 St. Peters Road

Wiggenhall St. Germans, Norfolk

SOWERBYS

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26 St. Peters Road

Wiggenhall St. Germans, Norfolk
PE34 3HB

Detached Family Home

Airsource Heating with Underfloor Ground Floor Heating

Open-Plan Kitchen/Dining Room and Family Area with
Bi-Fold Doors and French Doors to Rear Garden

Spacious Separate Sitting Room with Log Burner

Home Office or Play Room

Four Double Bedrooms with Two En-Suites

Principal Suite with Walk-In Dressing
Room and Juliet Balcony

Ample Off-Road Parking and Double Garage

Beautifully Landscaped Rear Garden

Wonderful Countryside Location

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“Whether it’s been cosy winter nights in front of the wood-burner, or social get-togethers filling the house with laughter, this has been a lovely home.”

A fantastic opportunity was initially offered to the current owners to put their own stamp on a property from new and it is evident that this was embraced and recognised throughout with this truly wonderful family home.

No.26 is situated down a quiet lane, discovered amongst a unique development of only three executive modern homes. This property has been lovingly shaped to create many happy memories during its foremost years, and

surely many more to come.

On entering No.26 there’s an immediate sense of space, welcoming you and leading you comfortably into a spacious open-plan kitchen/dining room and family area. Not only are the views stunning, the layout really lends itself to entertaining and cooking in a large stylish kitchen. A central island further complements this room and really demonstrates an area where family and friends can gather together.



The sitting room also benefits from both light and space. French doors, offering access to the rear garden, coupled with a front-facing window allows the room to be flooded with natural light. A log burner adds a comfortable and cosy ambience for those cooler months. An additional separate study is a useful room for those who need to work from home.

Completing the ground floor is a very spacious and well-equipped utility/boot room that provides access to the double garage and a WC.

To the first floor, a bright landing leads to four bedrooms and the family bathroom. All of the bedrooms are double in size, two of them boast their own en-suites, which makes this ideal for families. The principal bedroom benefits from a walk-in wardrobe and is also complemented by a Juliet balcony, showcasing elevated views of the surrounding scenery.

The outside space has been designed to be of low maintenance. To the front, the gravel drive leads to a double garage and ample off-road parking. The rear garden has been further elevated by the addition of an impressive oak-framed covered seating area which can be enjoyed come summer or winter. The lawn has been meticulously kept, and a low level fence allows the eye to enjoy some stunning views of the fields and wildlife.

No.26 is a modern home, spacious and bright, situated on a private lane, and is now ready to meet its new owners...





First Floor
Approximate Floor Area
1,260 sq. ft
(117.10 sq. m)



Ground Floor
Approximate Floor Area
1,602 sq. ft
(148.83 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

Wiggenhall St. Germans

IN NORFOLK
IS THE PLACE TO CALL HOME



A pretty village, Wiggenhall St Germans is only four miles from the market town of King's Lynn.

London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

The village has a green, a fine old church and a range of amenities; including an excellent village shop, a pub on the river and bus routes to nearby towns and villages.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn, and the surrounding areas, continues to attract a growing number of professionals seeking an easy commuter route.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of



Note from the Vendor



“We’ve really liked the light and bright position of the house with the glorious far-reaching countryside views.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, and drainage.

Air source heating with underfloor ground floor heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///cafe.declines.guests

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