



THE STORY OF

# 2 Wigston Villas

*Welney, Norfolk*

SOWERBYS





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# 2 Wigston Villas

Wisbech Road, Welney, Norfolk  
PE14 9QA

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Three Well-Sized Bedrooms

Recently Renovated Modern Bathroom

Private Rear Garden and Secure Front  
Fencing – Ideal for Pets and Children

Semi-Detached Home on  
Approaching 0.5 acres (STMS)

Field Views from the Principal Bedroom

Kitchen/Diner with Potential  
for Further Improvement

Separate Utility Space and  
Generous Internal Storage

Short Walk to Welney Wetland  
Centre and Riverside Trails

Close to The Lamb & Flag Pub  
and Village Amenities

Peaceful Village with Community Events,  
Coffee Mornings and Local History Charm

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Enjoying a peaceful position on the edge of the sought-after village of Welney, 2 Wigston Villas offers the perfect balance of countryside calm and comfortable living. Set within grounds approaching 0.5 acres (subject to measured survey), this charming semi-detached home presents an exciting opportunity to embrace village life with space, privacy, and potential.

From the moment you arrive, the home's kerb appeal is clear—with a beautifully planted, enclosed front garden secured by recently installed gates and fencing, ideal for young families or pet owners. Inside, the property has been well maintained, with a welcoming layout and generous storage throughout. A recently updated contemporary bathroom adds a modern touch, while the kitchen and dining areas offer scope for future improvement.

Upstairs, three well-proportioned bedrooms provide flexible accommodation, with the principal bedroom enjoying far-reaching rural views—a perfect backdrop to start and end the day.

The rear garden is a real highlight: private, mature, and expansive, it's a haven for keen gardeners or anyone seeking a little outdoor peace. To the side, a double garage/workshop provides further practical space and includes an inspection pit—ideal for car enthusiasts or those in need of a functional workspace.

Welney itself is a welcoming village with a strong sense of community, a popular local pub, and access to nature right on your doorstep. Whether you're looking for a family home or a quiet rural retreat, 2 Wigston Villas offers a lifestyle filled with charm, space, and opportunity.





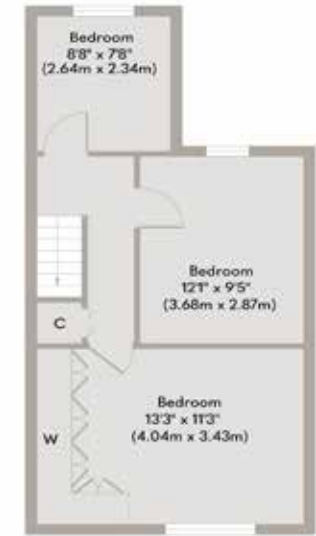












First Floor  
Approximate Floor Area  
431 sq. ft  
(40.00 sq. m)



Ground Floor  
Approximate Floor Area  
851 sq. ft  
(79.06 sq. m)



Garage  
Approximate Floor Area  
157 sq. ft  
(14.56 sq. m)



Outbuilding  
Approximate Floor Area  
436 sq. ft  
(40.48 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.

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# Welney

ROOTED IN NATURE, CONNECTED BY COMMUNITY

Tucked away on the edge of the stunning Ouse Washes, the picturesque village of Welney offers an idyllic blend of rural tranquillity and vibrant community spirit. Surrounded by wide open skies and sweeping fenland views, this peaceful corner of West Norfolk is perfect for those seeking a quieter pace of life, without sacrificing a sense of connection.

The village is best known for the Welney Wetland Centre, a haven for wildlife enthusiasts and home to one of the UK's most spectacular natural displays—thousands of migrating swans arriving each winter. The natural beauty of the surrounding landscape is ever-changing and endlessly inspiring, making Welney a joy to explore in every season.

Welney itself is a close-knit and welcoming community. Local life revolves around the William Marshall Centre, which hosts regular events, gatherings, and coffee mornings that bring neighbours together. The Lamb & Flag pub is a cherished spot for relaxed lunches and cosy evening meals, serving as the social heart of the village.

While beautifully rural, Welney is also well connected. The nearby towns of Littleport and Downham Market offer mainline rail links to Cambridge and London, while Ely and King's Lynn provide an excellent range of shops, schools, and services within easy reach.

Whether you're drawn to the sense of space, the slower pace, or the remarkable natural surroundings, Welney offers a way of life that feels both grounded and uplifting—a truly special place to call home.



## Note from the Vendor



“We’ve loved how peaceful and secure it feels here – the garden is so private, it’s a real retreat.”



## SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

E. Ref:- 0278-1006-7237-6720-9210

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: ///hopeless.pressing.jousting

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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