



**St. Peters Road, Wighenhall St. Germans, King's Lynn, PE34
3HB**

welcome to

St. Peters Road, Wiggenhall St. Germans, King's Lynn

Offered with no onward chain is this very well presented and deceptively spacious two bedroom detached house with a driveway and rear garden.



Double Glazed Entrance Door To

Entrance Hall

Tiled floor with electric underfloor heating, radiator, stairs to first floor, double glazed windows to front, understair storage with access to:

Utility Area

Space and plumbing for washing machine and tumble dryer.

Kitchen/Breakfast Room

11' 8" x 8' 8" Min. (3.56m x 2.64m Min.)

Two double glazed windows, base and wall units with worktops, inset one and a half bowl sink with mixer tap over, oven, electric hob with extractor hood over, electric underfloor heating

Shower Room

Corner shower cubicle, electric shower, wash hand basin, heated towel rail, low flush W/c, frosted double glazed window to front, electric underfloor heating.

Lounge

17' 3" x 10' 1" (5.26m x 3.07m)

Double glazed windows to side and front, radiator, underfloor electric heating, additional wall mounted remote-controlled air-to-air heat pump heating and cooling system, double glazed double door to rear garden

First Floor Landing

Double glazed window to front and rear, programmable electric heater, loft hatch, airing cupboard housing hot water tank, alcove area currently used as desk space for home working, recently carpeted upper landing

Bedroom One

14' 4" x 9' 1" (4.37m x 2.77m)

Double glazed window to side, programmable electric heater, full width built in wardrobe, recently carpeted

Bedroom Two

10' 1" x 9' 1" (3.07m x 2.77m)

Double glazed window to side, programmable electric heater, recently carpeted

Bathroom

Bath, low level W/c, wash hand basin, double glazed window to side, heated towel rail

Outside

To the front of the property there is a gravelled driveway providing off road parking, gated access to rear garden either side, decorative gravel shrub bed as well as an electric car charge point.

To the rear, the garden is mainly laid to lawn with shrubs, fruit trees and decorative stone borders, enclosed by timber fencing. There is also a separate area with arch entrance, currently used as hot tub space.



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St. Peters Road, Wighenhall St. Germans, King's Lynn

- Enclosed Rear Garden
- Underfloor Heating
- Two Bedrooms
- Character property (former Methodist Chapel)
- Hard standing and mains power for hot tub/ outdoor living

Tenure: Freehold EPC Rating: F

offers in excess of

£220,000



Ground Floor



First Floor

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



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