





Church Road, Wimbotsham, King's Lynn, PE34 3QG

welcome to

Church Road, Wimbotsham King's Lynn

A picture-perfect village cottage! A charming two bedroom home overlooking Wimbotsham village green, with a generous garden and character throughout. Beautifully presented and ready to move straight into, this delightful home offers an appealing blend of traditional charm and village living.

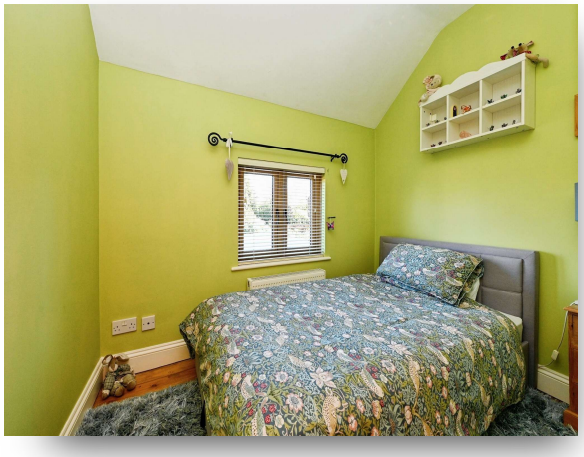












Accommodation:
Double-glazed entrance door to:

Lounge
Double-glazed bay window to the front. Exposed brick fireplace with wood burning stove. Two radiators. Stairs leading to the first floor landing.

Kitchen/Diner
This fitted kitchen includes both wall & base units with work surfaces over, a butler sink, an electric double oven & an electric hob. There is also an integrated dishwasher, as well as space for a fridge/freezer & washing machine. Radiator. Double-glazed window to the rear. Double-glazed door to the rear leading to the rear garden.

First Floor Landing
Stairs from the lounge.

Bedroom One
Double-glazed window to the front. Radiator. Feature fireplace. Two built-in storage cupboards. Loft access.

Bedroom Two
Double-glazed window to the rear. Radiator.

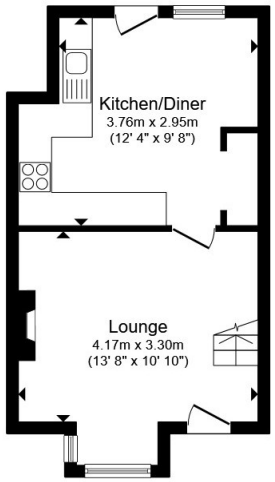
Bathroom
Fitted with WC, wash hand basin, bath & shower cubicle. Heated towel rail. Double-glazed window to the rear.

Outside
The property enjoys a generous yet low-maintenance frontage, predominantly gravelled with a brickweave pathway leading to the entrance door. To the rear, an extensive and fully enclosed garden offers a wonderful amount of outdoor space, divided into two sections. Predominantly laid to lawn, the garden is complemented by a patio seating area, established trees and mature planting, creating a pleasant setting to relax and enjoy the outdoors. A charming summerhouse provides an additional space to make the most of the warmer months, whilst also offering excellent versatility for use as a garden studio, hobby room or peaceful retreat.

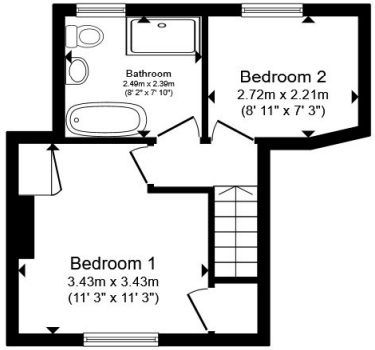
Agent's Note
Heating to the property is served by oil central heating. Please contact the branch for more information if required.

Please note that there is a well present in the garden which is currently covered.

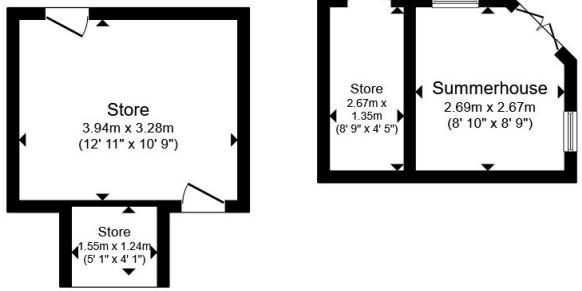
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Outbuilding

Total floor area 58.2 m² (627 sq.ft.) approx

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.propertybox.io

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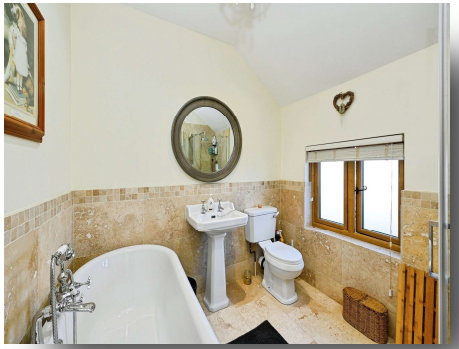
welcome to

Church Road, Wimbotsham, King's Lynn

- Two bedroom cottage
- Extensive garden
- Charming kitchen/diner
- Character features throughout
- Highly desirable village location

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£240,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DHM113212 - 0002

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01366 387638

DownhamMarket@williamhbrown.co.uk

2 Market Place, DOWNHAM MARKET, Norfolk, PE38 9DE

williamhbrown.co.uk

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