



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

**welcome to**

**Church Road, Wimbotsham, King's Lynn**

Chain free. A charming 3 bedroom cottage in the sought-after village of Wimbotsham, boasting plenty of character & a large plot. Featuring a large family living room, country-style kitchen, comfortable bedrooms & en suite, plus a large garden with field views, studio, office, garage & parking.



## Accommodation:

### Living Room

Double-glazed entrance door to the front. Double-glazed windows to the front & side. Radiator. Exposed wooden beams. Exposed brick fireplace with open fire. Stairs leading to the first floor landing.

### Kitchen/Diner

This fitted kitchen includes both wall & base units with work surfaces over, a butler sink with mixer tap & a recess fitted with a range-style cooker. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine & dishwasher. Radiator. Double-glazed windows to the side & rear. Double-glazed French doors to the rear leading to the rear garden.

### First Floor Landing

Stairs from the living room. Built-in storage cupboards. Radiator. Double-glazed window to the side.

### Bedroom One

Double-glazed windows to the side & rear. Radiator. Dressing area.

### En Suite

Fitted with WC, wash hand basin & shower cubicle. Double-glazed window to the rear.

### Bedroom Two

Double-glazed window to the front. Radiator. Built-in storage cupboards.

### Bedroom Three

Double-glazed window to the side. Radiator.

### Bathroom

Fitted with WC, wash hand basin & bath. Storage cupboard. Radiator.

### Outside

To the side of the property, a gravelled driveway provides off-road parking for two vehicles and leads to the single garage, with a gate opening into the impressive rear garden.

A true highlight of the home, the generous, fully enclosed garden is thoughtfully tiered to create distinct and versatile spaces. A raised brickweave terrace offers the perfect setting for outdoor dining and entertaining, enjoying an elevated outlook before steps lead down to an expansive lawn. Backing directly onto open fields, the garden benefits from lovely countryside views and a wonderful sense of privacy, added to by the various mature trees & conifers.

Completing this superb outdoor space is a garden office which is attached to the garage, fully connected to power & offering great potential for a workshop. Further to this is a substantial brick-built studio, ideal for use as a home office, creative workspace or hobby room, enhancing the garden's versatility even further.

### Garden Office

Windows to the side & rear. Door to the rear leading to the garden. Power & lighting.

### Studio

Double-glazed windows to the front, side & rear. Two radiators. Power & lighting. Shower room fitted with WC, wash hand basin & shower cubicle.

## Agent's Note

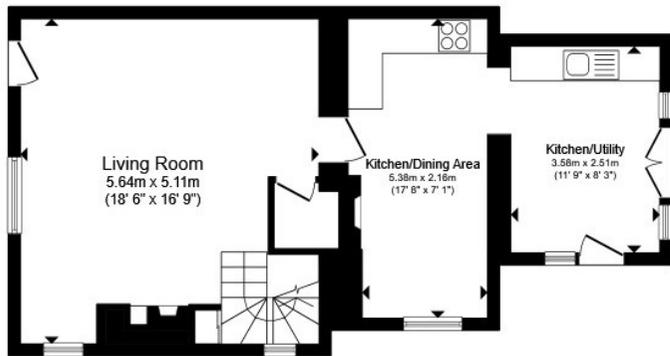
Heating to the property is served by oil central heating & waste from the property is served by a septic tank.

A brand new boiler was fitted in December 2025.

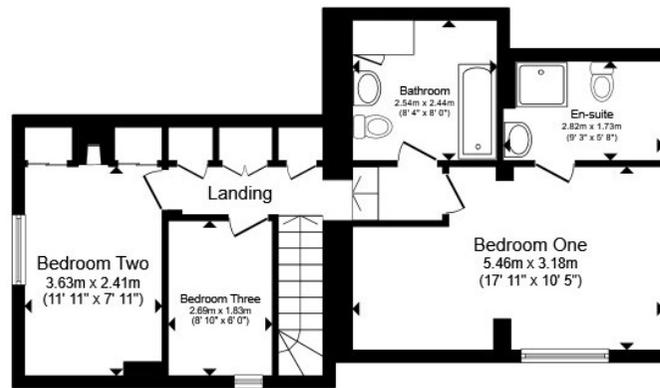


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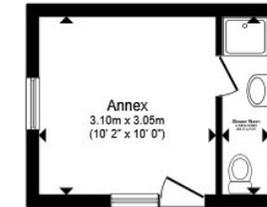




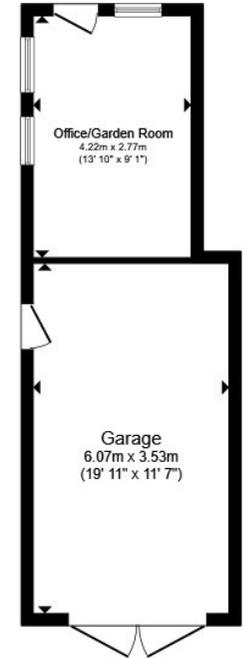
**Ground Floor**



**First Floor**



**Annex**



**Outbuilding**

Total floor area 154.5 m<sup>2</sup> (1,663 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](http://www.propertybox.io)

welcome to

## Church Road, Wimbotsham, King's Lynn

- 3 bedroom cottage
- No onward chain!
- Charming character features throughout
- Large rear garden
- Studio space

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM112520 - 0005

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