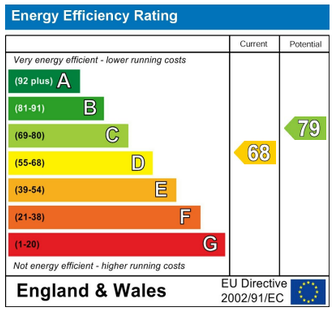
DIRECTIONS

SATNAV: PE34 3EH



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

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IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

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WIGGENHALL ST MARY THE VIRGIN
Wiggenhall St Mary the Virgin is an attractive rural village set within the picturesque Norfolk Fenland, offering a peaceful lifestyle surrounded by open countryside. The village enjoys a strong sense of community whilst benefiting from convenient access to nearby amenities. A wider range of everyday facilities can be found in the neighbouring villages, including a village shop, primary school, public house, and community facilities, with the historic market town of King's Lynn approximately 6 miles to the north offering an extensive selection of shops, supermarkets, restaurants, leisure facilities, and educational establishments. For commuters, Watlington railway station is approximately 2.7 miles away, providing regular direct services to King's Lynn, Cambridge and London King's Cross, while the village is also served by the No. 47 bus route, offering convenient connections to King's Lynn and surrounding villages. The surrounding area provides excellent opportunities for walking, cycling, and enjoying the natural beauty of the Norfolk countryside, making Wiggenhall St Mary the Virgin an appealing location for those seeking the best of rural living with excellent connectivity.

ENTRANCE HALL — 9'5" (2.87m)
Wood effect flooring, radiator, stairs to first floor, doors to WC and Lounge/Diner.

W C — 6'2" x 4'11" (1.88m x 1.50m)
Wood effect flooring, radiator, WC and hand wash basin.

LOUNGE/DINER — 26'2" x 11'4" (7.98m x 3.45m)
Wood effect flooring, radiators, open fire place, windows to front aspect, door to Kitchen, French doors to rear garden.

KITCHEN — 10'10" x 8'8" (3.30m x 2.64m)
Wood effect flooring, integrated double electric oven, hob, fridge freezer and dishwasher, window to rear aspect, door to utility room.

UTILITY ROOM — 7'9" x 6'6" (2.36m x 1.98m)
Wood effect flooring, radiator, space and plumbing for washing machine and tumble dryer, door to garage and rear garden.

LANDING
Access to loft, airing cupboard and door to all rooms.

BEDROOM ONE — 12'8" x 11'3" (3.86m x 3.43m)
Carpeted, radiator, window to front aspect, door to ensuite.

EN-SUITE — 6'3 x 6'2" (1.91m x 1.88m)
Tile effect vinyl flooring, WC, hand basin and electric shower, radiator, window to front aspect.

BEDROOM TWO — 9'9" x 7'6" (2.97m x 2.29m)
Carpeted, radiator, window to rear aspect.

BEDROOM THREE — 9'9" x 7'10" (2.97m x 2.39m)
Carpeted, radiator, window to rear aspect.

BEDROOM FOUR — 9'9" x 7'6" (2.97m x 2.29m)
Carpeted, radiator, window to rear aspect.

BATHROOM — 10'8" x 7'9" (3.25m x 2.36m)
Tile effect vinyl flooring, radiator, WC, hand basin, bath and separate electric shower, window to front aspect.

IMPORTANT INFORMATION
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification

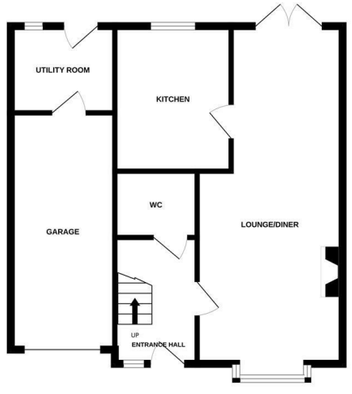
*** Offers in the region of £315,000***
Nestled in the charming village of Wiggenhall St. Mary The Virgin, this delightful four-bedroom detached house on Church Road offers a perfect blend of rural tranquillity and convenient access to local amenities. The property boasts a modern design and spacious interiors, making it an ideal family home.

The welcoming reception room provides a warm and inviting atmosphere. The generous layout of the house ensures that there is ample space for both relaxation and entertaining. With four well-proportioned bedrooms, there is plenty of room for family members or guests, while the two bathrooms add to the convenience of daily living.

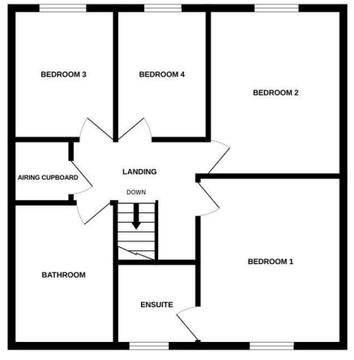
One of the standout features of this property is the large rear garden, which offers a private outdoor space perfect for children to play, gardening enthusiasts, or simply enjoying the peaceful surroundings. The garden provides a wonderful opportunity for outdoor gatherings and summer barbecues.

Situated in a rural area, this home allows you to enjoy the beauty of the countryside while still being close to essential local amenities. Whether you are looking for shops, schools, or recreational facilities, everything

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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