



THE STORY OF

5 Lynn Road

Wiggenhall St Germans, Norfolk

SOWERBYS



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5 Lynn Road

Wiggenhall St. Germans, Norfolk
PE34 3DW

Offered with No Onward Chain

Modern Detached Home

South Facing Rear Garden

First Floor Open Plan Kitchen / Living Space

Versatile Ground Floor Bedroom

Office / Optional Fourth Bedroom

Efficient Air Source Heating EPC Rating C

Low Maintenance Living & Low Running Costs

Spacious Gravelled Driveway & Garage/Store

Popular Village Setting with Local Amenities

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Set within the peaceful village of Wiggshall St. Germans, this modern detached three-bedroom home offers flexible accommodation to suit contemporary living, alongside a south-facing rear garden, low-maintenance outdoor space, and low running costs aided by highly efficient air source heating and an excellent EPC Rating C.

Well placed for commuters, the property enjoys straightforward access into King's Lynn, while the neighbouring village of Watlington provides a mainline rail station with convenient connections for those travelling towards Cambridge and London.

At the heart of the home is the impressive first-floor open-plan kitchen/dining/lounge—a wonderfully sociable space with room to cook, dine and unwind, equally suited to quiet evenings as it is to entertaining.

On the ground floor, versatility continues with a calm and tucked-away office/optional fourth bedroom, a favourite spot for working from home, alongside a ground-floor bedroom offering excellent flexibility for guests or multi-generational living. A utility room keeps practicalities out of sight, complemented by a shower room, while the garage/store provides valuable additional space.

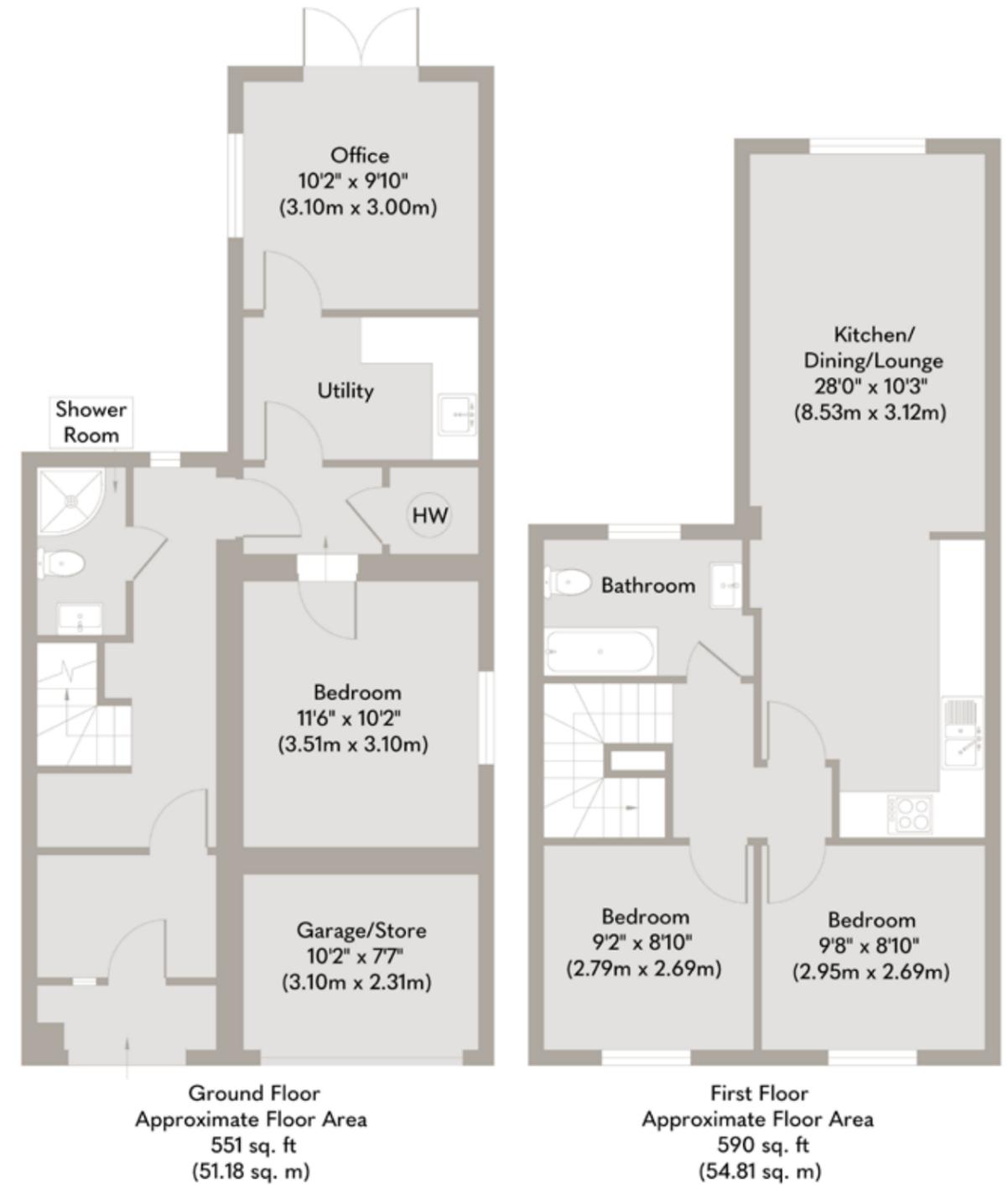
Upstairs, two further bedrooms are served by the family bathroom, completing a layout that will appeal to a wide range of buyers.

Outside, the home continues to deliver: a spacious gravelled driveway provides ample parking to the front, while the south-facing rear garden is perfectly oriented for sunshine—ideal for summer dining, a morning coffee, or simply enjoying a private, easy-to-maintain outdoor space. For walkers (and dog owners), there are excellent routes from the doorstep, and the village shop and local pub are welcome additions to village life, having improved notably in recent years.



The property is cosy and wonderfully spacious, with a beautiful river view to the front. I've loved the dog walks along the river and being so close to the local pub.





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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Wiggenhall St. Germans

CHARMING RIVERSIDE VILLAGE,
MINUTES FROM KING'S LYNN

A pretty village, Wiggenhall St Germans is only four miles from the market town of King's Lynn.

The village has a green, a fine old church and a range of amenities; including an excellent village shop, a pub on the river and bus routes to nearby towns and villages.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn, and the surrounding areas, continues to attract a growing number of professionals seeking an easy commuter route.



Note from the Vendor



Open Plan Kitchen/Dining/Sitting Room

“My home has been described as warm, spacious and low maintenance.”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 2021-9680-1941-1412-7811

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: ///typically.boasted.scoping

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SOWERBYS

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