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5 Clover Walk, Wiggenhall St Germans
King's Lynn PE34 4FH

£425,000

Bedrooms: 5 | Bathrooms: 2 | Receptions: 2

If you're searching for a home that truly delivers on space, lifestyle, and setting, this impressive five double bedroom detached home in the heart of rural Wiggenhall St Germans could be exactly what you've been waiting for.

Tucked away within a small close on a modern development of similar homes, this property immediately stands out, not just for its size, but for its sense of light, balance, and the way it connects everyday living with the surrounding Norfolk countryside. From the moment you arrive, it's clear this is a home designed for modern family life.

One of the biggest draws is the location. Just a short walk from the centre of the village, you'll find everything you need close at hand: the local primary school, playing field, village shop, and welcoming pub are all moments from your front door. Add to that easy access to two nearby river banks, perfect for dog walks, family strolls, or simply enjoying the open landscape, and you have the best of country living without feeling cut off.

Step inside and first impressions really do count. The welcoming entrance hall sets the tone, spacious, bright, and beautifully finished. There's a real sense of flow throughout the ground floor, with rooms that feel generous yet comfortable.

At the heart of the home is the stunning kitchen and dining space, the true social hub. Designed with busy lives in mind, this is where mornings begin and evenings come together. Whether it's quick breakfasts at the breakfast bar, homework at the dining table, midweek meals or long, lazy weekend brunches, this space effortlessly adapts to family life. Integrated appliances, space for a freestanding range cooker, and plenty of worktop and storage space make it as practical as it is stylish.

For quieter moments, the living room offers a calm and cosy retreat, a place to relax, unwind, and switch off at the end of the day. Flowing from here is the beautiful conservatory, a bright and versatile space that brings the outside in and allows you to enjoy views of the garden all year round.

The ground floor continues to impress with its practicality. A boot room, utility room, and cloakroom ensure there's plenty of space to manage muddy boots, pets, school bags, and the general demands of family life, all without compromising on style.

Upstairs, the sense of space continues. A generous landing leads to all five bedrooms, each offering flexibility as your needs evolve. The principal bedroom is a peaceful sanctuary, complete with its own en-suite and lovely open views, a perfect place to retreat at the end of the day. Bedrooms two, three, and four are all excellent-sized doubles; bedroom two is currently used as a playroom but would work just as well as a home office, gym, or hobby room. Bedroom five is a comfortable single, ideal as a nursery, study, or guest room. Completing the first floor is a recently updated family bathroom, finished to a high standard.

Outside, the lifestyle appeal really comes into its own. To the front, there's off-road parking and access to the attached double garage. To the rear, the deceptively large garden offers something for everyone. Multiple seating areas provide spots to soak up the sun, entertain friends, or fire up the BBQ, while the lush lawn gives children and pets plenty of space to run and play. Tucked behind the garden is a dedicated fruit and vegetable area, perfect for those who enjoy growing their own, all set against the backdrop of open countryside views that truly elevate the space.

This is a home that blends space, style, and setting effortlessly. A peaceful rural retreat that still delivers the convenience and flexibility modern families and professional couples need. It's a home that grows with you, adapts to your lifestyle, and genuinely ticks almost every box.

For a guided tour of this home, check out the walkthrough video on our YouTube channel; https://youtu.be/4jm497gn9_s

Please note; This note this property is being sold on behalf of a member of staff at Russen & Turner

Tenure: Freehold

Property Type: Detached House

- Substantial Detached Family Home
- Five Fantastic Bedrooms
- Beautifully Presented
- Large Garden with Views over Open Fields
- Double Garage and Off-road Parking
- Stunning Kitchen/Breakfast Room
- Wonderful Garden Room
- En-suite to Principal Bedroom
- Versatile Accommodation
- Walking Distance to Village Pub, School and Shop

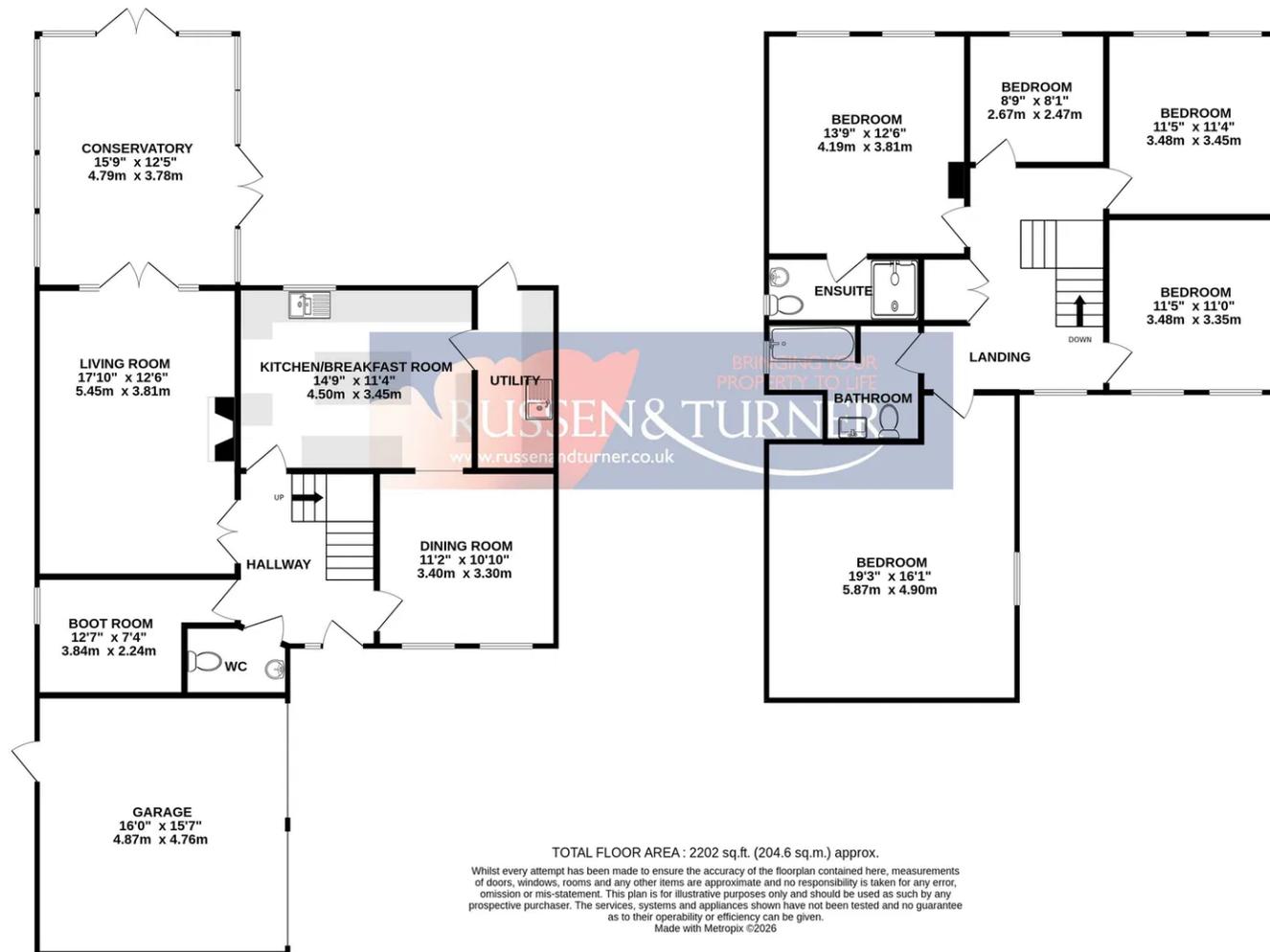
Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
1203 sq.ft. (111.7 sq.m.) approx.

1ST FLOOR
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 2202 sq.ft. (204.6 sq.m.) approx.

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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