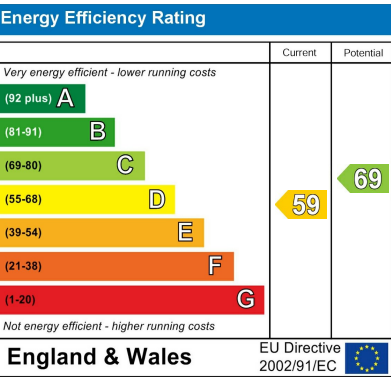


DIRECTIONS

SATNAV: PE34 3FB



NOTES FOR PURCHASERS:

MEASUREMENTS: 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.

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WIGGENHALL ST GERMANS

Wiggenhall St Germans is a well-equipped fenland village bisected by the River Great Ouse, offering essential local amenities that support a traditional community. The village features core conveniences including a local shop, a hairdresser, the St Germans Academy primary school, and a traditional public house, The Crown and Anchor, alongside dependable bus connections to nearby King's Lynn. It holds rich historical value with the active, Grade I listed St German's Church and multiple historic church ruins. For recreation, the area serves as a popular hub for walking and cycling, boasting direct access to the Fen Rivers Way and National Cycle Routes 1 and 11, further enhanced by the green spaces of the Wiggenhall Woodland Creation Scheme.

ENTRANCE HALL

Radiator, under stairs storage.

LOUNGE

Radiator, electric fireplace, window to rear and both sides. French doors to garden.

KITCHEN/DINER

Integrated oven and hob, undercounter fridge, window to front and side aspect.

UTILITY ROOM

Sink, storage cupboards, space for washing machine and tumble dryer, window to rear, door to rear garden.

WC

WC and hand basin.

BEDROOM ONE

Built in wardrobe, door to ensuite, radiator, window to rear.

ENSUITE

Show, W/C, hand basin, heated towel rail, window to side aspect.

BEDROOM TWO

Radiator, window to front aspect.

BEDROOM THREE

Radiator, window to rear aspect.

BEDROOM FOUR

Radiator, window to front aspect.

BATHROOM

Bath with over shower, WC, hand basin, heated towel rail, window to side aspect.

IMPORTANT INFORMATION

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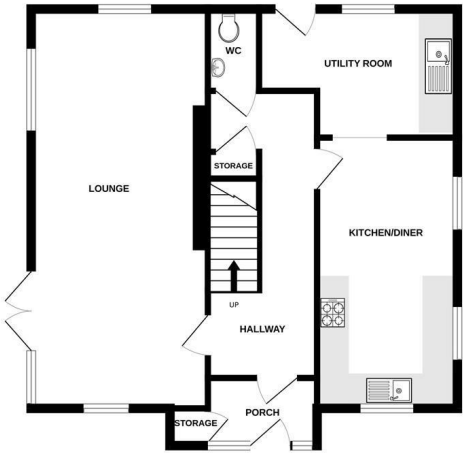
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

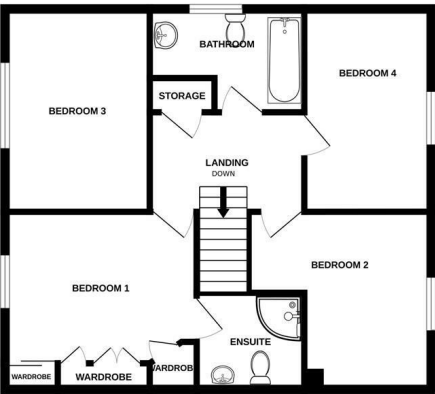
PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

NO UPWARD CHAIN Located in the popular village of Wiggenhall St. Germans, this splendid detached house on Lewis Drive offers a perfect blend of comfort and modern living. With four bedrooms, including an ensuite in the master bedroom, this property is ideal for families seeking space and style. As you enter, you are greeted by the large lounge featuring a contemporary media wall and fireplace, creating a warm and inviting atmosphere for gatherings with family and friends. The kitchen diner is equally impressive, boasting enough room for a dining table and chairs, making it the perfect spot for casual meals or more formal dining experiences. The property also includes a useful utility room, adding to the convenience of daily living. Step outside to discover a beautifully maintained garden, complete with a covered patio area, a pergola over decking, and a tranquil pond. The outdoor space is perfect for enjoying sunny days or hosting barbecues. Additionally, the garden features a garden studio, which can serve as an ideal home office, gym, or hobby room, catering to your personal needs. With two modern bathrooms, this home ensures that everyone has their own space and comfort. The combination of spacious rooms, thoughtful design, and a delightful garden makes this property a true gem in the heart of Wiggenhall St. Germans. Whether you are looking for a family home or a peaceful retreat, this house is sure to impress.

GROUND FLOOR
674 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 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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