

THE STORY OF

96 Stow Road

Wiggenhall St. Mary Magdalen, Norfolk

SOWERBYS

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96 Stow Road

Wiggenhall St. Mary Magdalen
Norfolk, PE34 3BB

Impressively Extended and Presented Family Home

Approx. 2,651Sq.ft of Accommodation

Five Well Proportioned Bedrooms

Superb Open-Plan Living Kitchen

Principal Suite with Dressing Room

Two En-Suite Bedrooms

Generous Balcony with Sunset Views

Separate Sitting Room and Home Office

Utility room, Downstairs Shower Room and Integral Garage

Peaceful Village Setting and Country Walks

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There is a wonderful sense of space, light and calm at 96 Stow Road. Extended and renovated to an exacting finish throughout, this is a home that has clearly evolved with modern family life in mind, combining generous proportions with a warm, welcoming atmosphere.

Extending to approximately 2,651 sq ft across two floors, the accommodation is impressively versatile. At its heart is the superb 26'2" x 21'8" kitchen, dining and sitting room, a wonderfully sociable space designed for everything from quiet mornings to large family gatherings. With generous proportions and plenty of natural light, it is easy to see why the current owners regard the kitchen as one of their favourite parts of the house.

For moments that call for something a little more relaxed, there is a separate sitting room, while a dedicated home office provides a valuable workspace away from the principal living areas. A utility room, useful store and ground-floor shower room add further practicality, while the integral garage completes a particularly well-considered ground floor.





We would describe the home as quiet, bright, and homely.



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Upstairs, five bedrooms provide excellent flexibility for family and guests. The principal bedroom is especially impressive, measuring around 21'8" x 14'5" and complemented by its own dressing room and en-suite. Another generous bedroom also benefits from a dressing room and en-suite, while the remaining bedrooms are served by the family bathroom.

One of the home's more memorable features is the balcony, accessed from an upstairs bedroom and measuring approximately 12' x 11'4". The owners describe this, together with the principal bedroom and kitchen, as their favourite place to enjoy the evening light, with particularly beautiful sunsets providing a fitting end to the day.

The setting is an important part of the appeal. The owners have enjoyed the peace and quiet here for around 13 years, together with a friendly sense of community and easy access to countryside, riverbank walks and cycling routes. Nearby Watlington also offers a railway station on the Fen Line, providing useful connections towards King's Lynn and onward towards Cambridge and London.













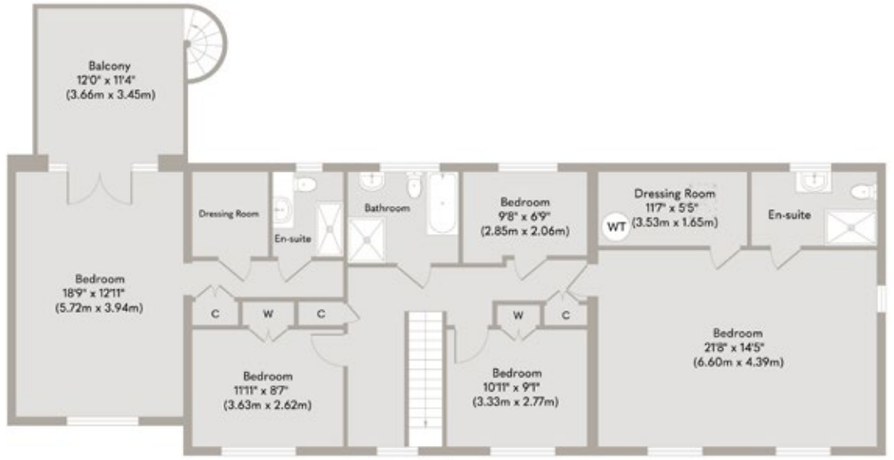








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First Floor
Approximate Floor Area
1394 sq. ft
(129.49 sq. m)



Ground Floor
Approximate Floor Area
1257 sq. ft
(116.74 sq. m)

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.Mary Magdalen

A SMALL VILLAGE IN WEST NORFOLK NEAR THE RIVER OUSE

A small village, Wiggenhall St Mary Magdalen is situated approximately 8 miles south of King's Lynn and close to the market town of Downham Market.

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.









Note from the Vendor



"We've loved how peaceful it is living here, with beautiful sunrises and sunsets. The friendly neighbours have also made it a truly lovely place to call home for many years."

SERVICES CONNECTED
Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX
Band C.

ENERGY EFFICIENCY RATING
D. Ref:- 7136-2020-8609-0212-7202

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: ///powers.snug.pacifist

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