



THE STORY OF

Homelands

Wiggenhall St. Germans, Norfolk

SOWERBYS

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Homelands

17 Mill Road, Wiggshall St. Germans, Norfolk
PE34 3HL

●
¾ of an Acre Plot (Stms)

Detached Bungalow

Two/Three Bedrooms

Kitchen/Breakfast Room

Sitting Room with Fire Place

Potential for Further Development
(Subject to Relevant Planning)

Low Maintenance Garden

Field Views to Rear

Quiet Location

Lovely Walks on your Doorstep

●
SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“A home which has great development potential, one to really make your own.”

It is a rare find to have a home in a such a lovely and picturesque setting, offering an abundance of potential for a new owner. Sitting on ¾ of an acre plot (stms), Homelands is a great opportunity; whether that's through the development of this bungalow further, or make the choice to add further dwellings - subject to any relevant planning permissions.

A much-loved property for many years, this is a good-sized bungalow which someone could immediately make their home, if a development project wasn't for them.

The rooms feel spacious and the kitchen/breakfast room, located to the rear of the property, has got easy access into the sunroom which is flooded with light

from its dual aspect windows.

A centralised hall gives access to much of this home, including the dining room and sitting room, which feels bright and warming - especially with its fire place.

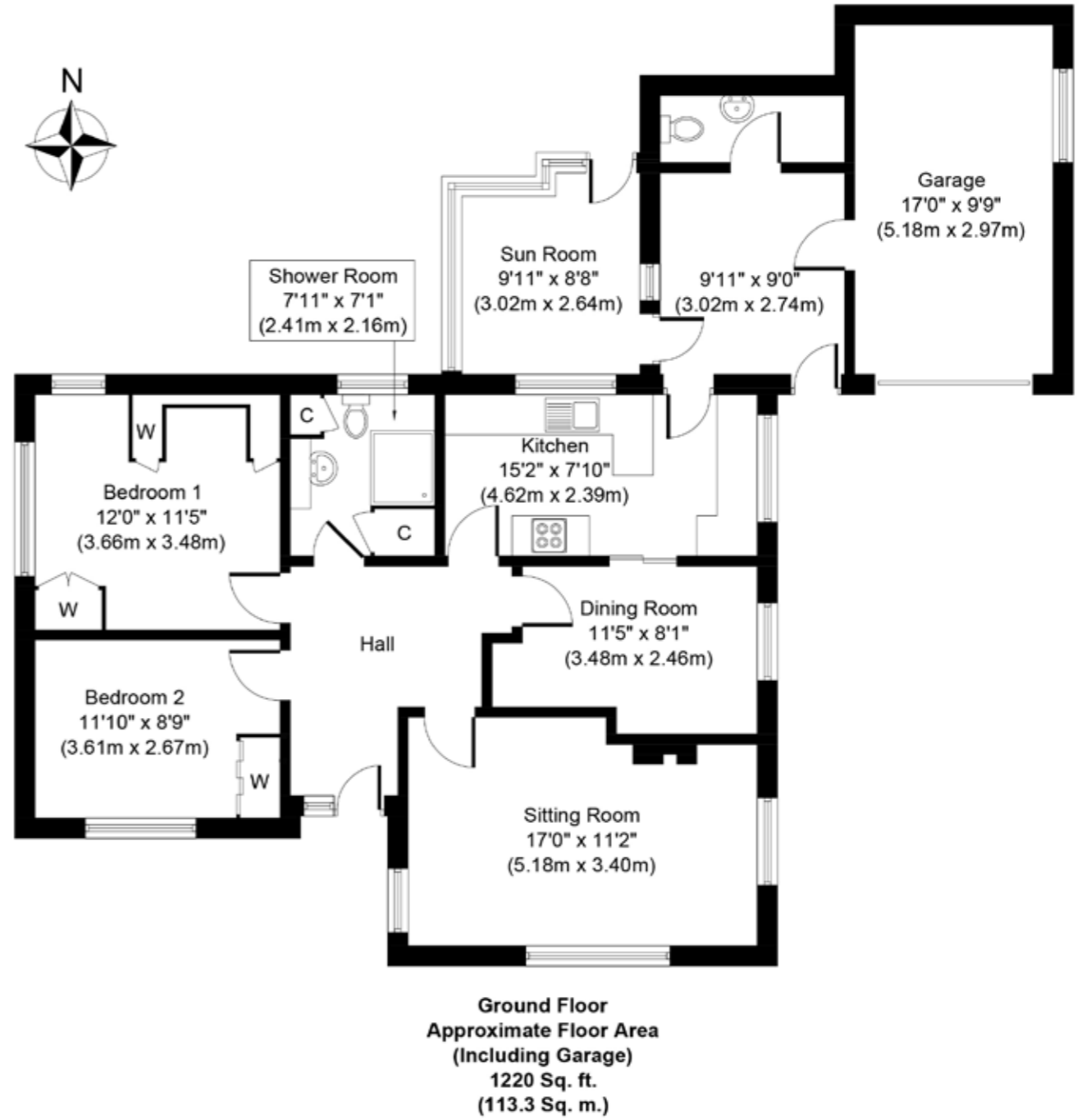
The outside space is a blank canvas. There is ample parking to the front and the drive leads to the integral single garage. The remainder of the land is laid to lawn with a few mature trees and shrubs too.

This property has so much potential. Whilst it's a well-loved home, which could be moved into, it's also the chance at a fresh start for someone to make this property their own. With so much scope, Homelands is a delightful opportunity in a scenic Norfolk village.

“This has been a much-loved family home for many years.”







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.

ALL THE REASONS

Wiggenhall St. Germans

IN NORFOLK
IS THE PLACE TO CALL HOME



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 Sowerbys



"The field views are really lovely."

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SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 4400-6969-0822-6293-3773.

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: ///musician.engine.grins

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