



THE STORY OF

10 Foxglove Walk

Wiggenhall St. Germans, Norfolk

SOWERBYS

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10 Foxglove Walk

Wiggenhall St. Germans, King's Lynn, Norfolk
PE34 3FL

Detached Family Home

Four Bedrooms and an En-Suite
to the Principal Bedroom

Family Bathroom

Bright Lounge with a Gas Fireplace

Kitchen/Breakfast Room with Separate Utility Room

Separate Dining Room

Off-Road Parking and Single Garage

Secure and Private Rear Garden

Cul-De-Sac Location

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“It’s been lovely to look at the fields
with unobstructed views.”

Nestled at the end of a tranquil cul-de-sac, 10 Foxglove Walk presents itself as a delightful detached family home with captivating views of open fields. This charming residence has been cherished by its owners for the past two decades, serving as a sanctuary for their growing family.

Stepping into this inviting home, it becomes evident why our clients were instantly captivated. The interiors are filled with an abundance of natural light, creating an airy and uplifting atmosphere.



Versatile space is at the forefront of the ground floor. A well-equipped kitchen/breakfast room, where aspiring chefs can indulge their culinary passions, overlooks the rear garden meaning you can keep an eye on the children playing outdoors, while dinner preparations are underway. Moreover, the kitchen's spectacular views over the open fields enhance the pleasure of spending time in the heart of this home. Adjacent to the kitchen, a sizeable dining room with patio doors also effortlessly connects to the rear garden, facilitating seamless indoor-outdoor flow.

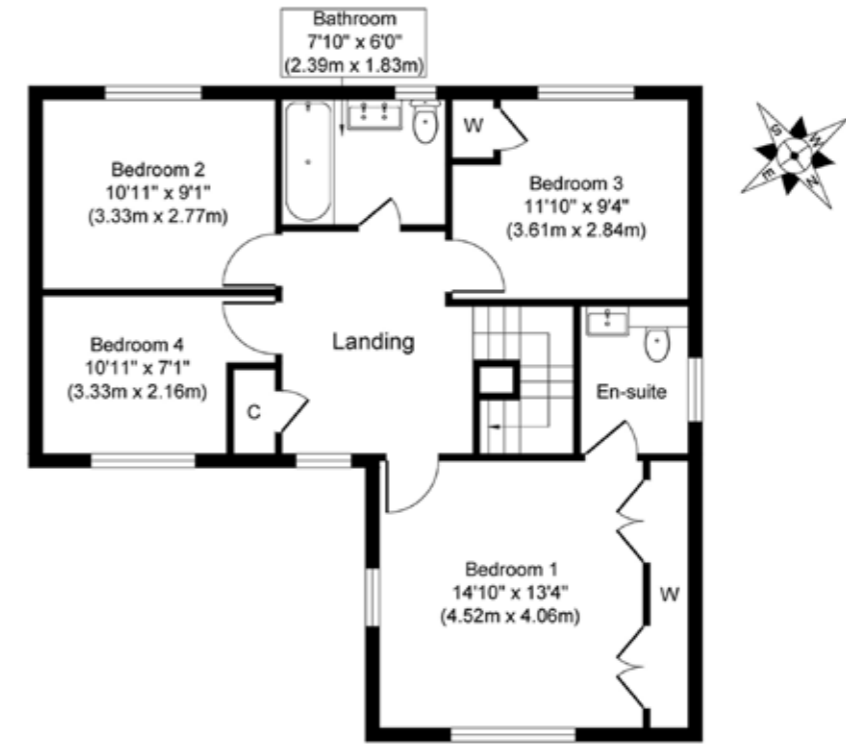
A true gem within the residence, the living room exudes a bright and spacious ambiance. The addition of a gas fireplace, fuelled by LPG, instils a cosy and comforting atmosphere, making it the perfect spot for relaxation and gathering with loved ones.

Moving upstairs and a bright landing grants access to four bedrooms and a family bathroom. Three of the bedrooms boast ample space for double beds, accommodating the needs of a growing family. The principal bedroom offers the convenience of a built-in wardrobe and a private en-suite shower room. What truly sets the bedrooms apart, which face the rear garden, are the views of the open fields.

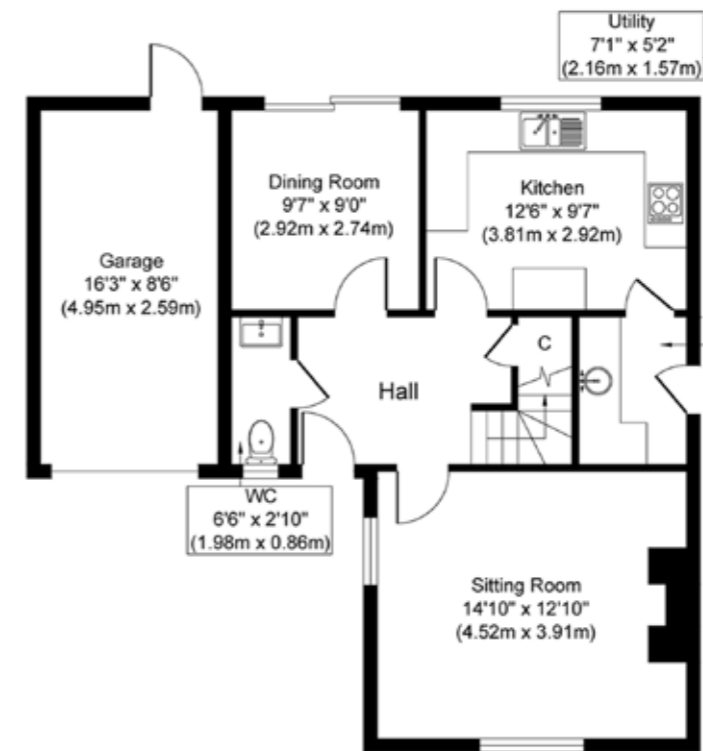
The outdoor areas of the property require minimal maintenance, allowing you to spend more time enjoying your surroundings. A driveway, leading to a single garage, provides convenient off-road parking spaces at the front of the home. Meanwhile, the rear garden exudes a sense of security and privacy, ensuring a tranquil retreat. The patio area beckons for late summer barbecues, while the well-kept lawn and mature hedging create an ideal space for children unwind in the fresh air.

Immaculately presented and thoughtfully proportioned, this four-bedroom detached family home is tucked away in a serene cul-de-sac setting. Offering the idyllic blend of tranquillity and convenience, it is poised to welcome new owners who seek a forever family home. Whether you find solace in the stunning field views, the versatile living spaces, or the secure and private rear garden, 10 Foxglove Walk is ready to embrace the next chapter of its story.





First Floor
Approximate Floor Area
722 sq. ft
(67.07 sq. m)



Ground Floor
Approximate Floor Area
722 sq. ft
(67.07 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.

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.

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.

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.

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.

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.

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.

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



Note from the Vendor



“There are dog-friendly walks right on your doorstep, and access to the river bank.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 2333-1747-5171-1421-1698

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: ///picturing.december.burns

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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