



MILL ROAD

WIGGENHALL ST. GERMANS PE34 3HL

BROWN & CO



MILL ROAD, WIGGENHALL ST. GERMAN'S PE34 3HL

Substantial Detached Bungalow
Four Bedrooms, Master with En-Suite & Shower Room
Sitting Room, Dining Room, Kitchen, Utility Room
Extended by the Current Owners
Beautifully Landscaped Gardens
Garage & Off Road Parking
Log Cabin/Summer House
Charming Village Location



INTRODUCTION

Brown & Co offers a four bedroom bungalow with beautiful gardens in Wiggenshall St Germans, a well-appointed West Norfolk village with easy access to a mainline station in Watlington with direct trains to Ely, Cambridge and London. First hand inspection is recommended to see the bungalow which has been beautifully updated and extended by the owners. Viewers should pay particular attention to the south side of the property which is beautifully, naturally lit by large windows and patio doors and has direct access to the stunning gardens.

LOCATION

Wiggenshall St Germans is a charming village nestled in the picturesque countryside of Norfolk, England a short drive from King's Lynn. There is rich history and pleasant setting along the banks of the River Great Ouse, it offers a tranquil retreat for visitors and residents alike and is serviced well by local shop, public house, postal office, village hall and school. The village boasts a beautiful church, St. Germans Priory, which dates back to the 12th century and showcases stunning architectural details.

A major benefit to the village is the close proximity to a mainline station with direct trains to Ely, Cambridge and London which is just a few minutes' drive away. Nearby King's Lynn has all the amenities one expects from a large town including schooling,

supermarkets, shopping centre and leisure facilities.

THE PROPERTY

The bungalow is positioned on a large plot and surrounded by garden which has been beautifully landscaped by the owners and offers many fine plants, trees, borders and shrubs with various areas to explore and relax There are a variety of fruit trees including wild plum, damson, apples and eating plums, many borders planted with herbs and flowers including an incredible variety of over 50 roses and a wonderful seating area. An 11' square log cabin with power and lights is discreetly positioned and where one can use as a summer house, office or playroom. To the front of the driveway there is parking for 4 cars and at it's rear is a brick built 16'5 x 14' garage/workshop with power and light and which also houses an inspection pit.

Inside the property is both versatile and spacious in its layout and now benefits from an extension added by the owners. Briefly, the property comprises; entrance area, sitting room partially open plan to a dining room which has doors to garden. There is a kitchen breakfast room with island and patio doors to the decking, utility room and wc, overall there are four bedrooms with the master bedroom having an en-suite and there is also a shower room.

COUNCIL TAX BAND

The property is in Council Tax Band C.

SERVICES

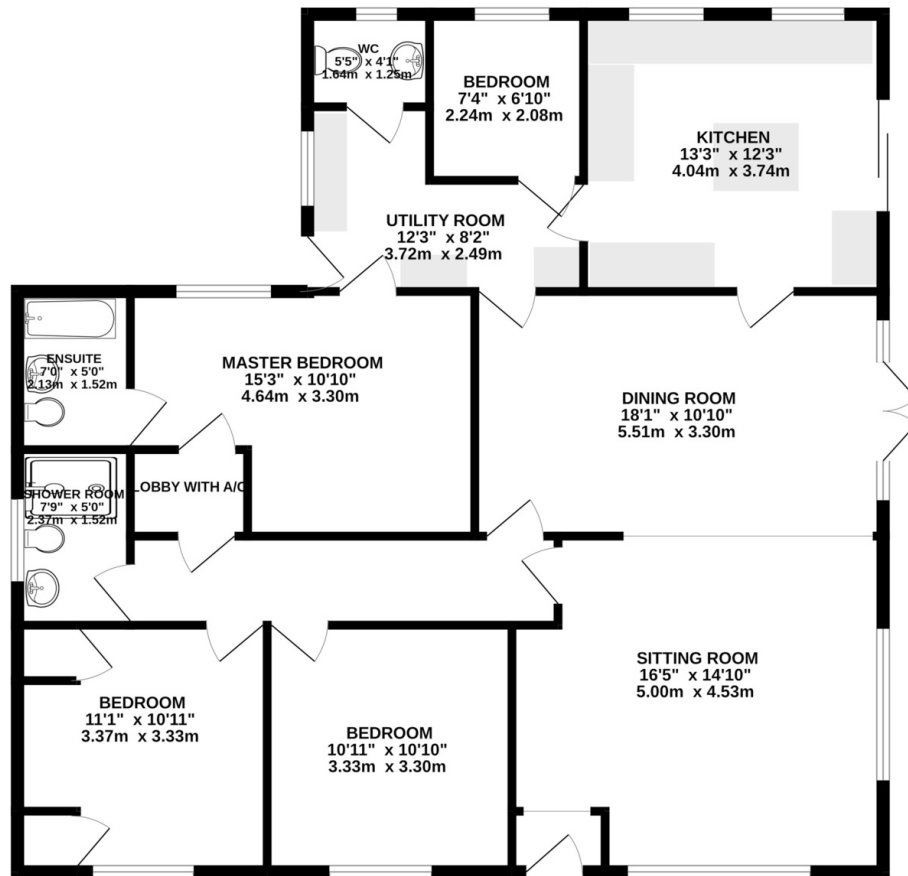
Electric, mains water and drainage. LPG central heating. None of these services or appliances have been tested by the agent. EPC - E.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



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