



THE STORY OF

The Badgers

Wiggenhall St Mary Magdalen, Norfolk

SOWERBYS



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The Badgers

71 Stow Road, Wiggshall St. Mary Magdalen
PE34 3DJ

Detached Home with Three Bedrooms,
Family Bathroom, and Shower Room

Two Spacious Sitting Rooms and Modern Kitchen

Fully Enclosed Garden

Great Location and Easy Access to the Train Station

No Onward Chain

For over a decade, The Badgers has been a very much-loved family home, which has benefited from several updates: the most recent being a new roof and boiler.

The property is located in the quiet village of Wiggshall St Mary Magdalen, situated between King's Lynn and Downham Market. With easy access to several amenities, as well as train access that has direct links into Cambridge and London.

Dating back to the late 1800s, The Badgers has a charming and spacious feel throughout. One of our seller's favourite rooms is, without a doubt, the living room. With a bright and airy atmosphere and the cosy fireplace, this is the ideal room to relax and unwind.

The second sitting/dining room is generously proportioned and leads through to the utility and ground floor shower room. Finishing off the ground floor is the kitchen, having been modernised a few years ago to suit the family's needs; it now boasts an abundance of space and features a beautiful Rangemaster.

The ground floor had the installation of a new Limestone flooring, and updated electrical wiring and re-plastering of all walls has been completed throughout.

Ascending to the first floor, three bedrooms can be found, two doubles and a single. All bedrooms are well-served by the family bathroom.

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Externally, the property is a blank canvas ready for you to put your stamp on. The enclosed rear garden is mostly lawn and features an outbuilding which is insulated, has electricity, Ethernet connection and could be the perfect convenient home office.

This is the ideal home for families alike, offered with no onward chain.



First Floor
Approximate Floor Area
539 sq. ft
(50.07 sq. m)



Outbuilding
Approximate Floor Area
365 sq. ft
(33.90 sq. m)



Ground Floor
Approximate Floor Area
977 sq. ft
(90.76 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. Mary Magdalen

IN NORFOLK
IS THE PLACE TO CALL HOME



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.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there, With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.



Note from the Vendor



“We have loved the character of the home and the quietness surrounding the property. Nearby there is a lovely river bank which is ideal for walking the pups.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.
Property also benefits from solar panels with a feed in tariff.
Internet connection in all rooms of the house.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 9320-2429-0320-2097-3341

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: ///regulates.presuming.latter

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