



THE STORY OF

12 St Peters Road

Wiggenhall St Germans, Norfolk

SOWERBYS



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Wiggenhall St Germans, Norfolk
PE34 3HB

Semi-Detached Cottage

Extended and Modernised

New Roof Added in 2020

Open Plan Kitchen/Dining Room

Two Further Reception Rooms

Three Bedrooms, Two of Which Are Doubles

Enclosed and Private Rear Garden

Single Garage and Off-Road Parking

Warm, Welcoming and Cosy

Easy Access to Town as Well as
Superb Walks on the Doorstep

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Owned by the same family for three generations, the current residents have transformed this once 1980s-style cottage into a warm, cosy, and welcoming home.

Stepping into the property, it's immediately clear that this home has been a true labor of love. The new extension has created an inviting centerpiece: a spacious open-plan kitchen and dining room. It's the heart of the home, where family and friends gather, celebrations are hosted, and countless happy memories have been made over the years.

The two reception rooms are a delightful addition as well. The cosy snug offers a sense of warmth and tranquility, while the formal dining room—or perhaps a second sitting room—provides a perfect retreat for unwinding and relaxing late into the evening.

Moving upstairs, the landing leads to three bedrooms and the family bathroom—a rare and welcome feature in a cottage of this age, where bathrooms are often found on the ground floor. Two of the bedrooms are generously sized doubles, while the smaller bedroom has recently been used as a study.

The outside space has been carefully manicured to be of low maintenance. A nice patio area will create the ideal space for those summer bbq's, whilst the lawn will add to that relaxing feeling. The property comes with off road parking and a single garage too.

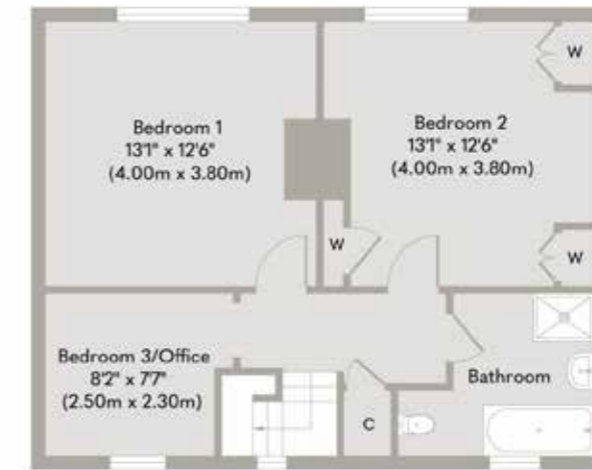
For those that love to explore, the bridleway walk directly onto the riverside will offer splendid views and provide a place where one can fully relax.

This modern cottage offers a warm, cosy atmosphere on a quiet, sleepy lane, yet it's just a stone's throw from major transport links.



We'd describe our home as warm, welcoming and cosy.





First Floor
Approximate Floor Area
558 sq. ft
(51.84 sq. m)



Ground Floor
Approximate Floor Area
745 sq. ft
(69.18 sq. m)

Garage
Approximate Floor Area
161 sq. ft
(15.00 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 Germans

SCENIC VILLAGE LIVING,
RICH IN HISTORY

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 the Vendor



“The heart of the village is a stone's throw away, with a wonderful community feel, village pub, shop and playing field.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref: 1030-8320-3009-0663-0226

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: ///loaders.niece.windpipe

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SOWERBYS

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for the homeless

 mind
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 Cancer
Charity
— EST. NORFOLK 1983 —

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