

LANDLES



32 Mill Road | Wighenhall St Germans | King's Lynn



The good sized, modernised semi-detached 3 bedroom cottage situated on the edge of the West Norfolk village of Wighenhall St Germans. Benefitting from modern fixtures & fittings whilst retaining a period charm.

Purchase Price £260,000

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- Living Room
- Dining Room
- Kitchen
- Boot Room
- Bathroom



- Stairs to First Floor Landing
- 3 Bedrooms
- WC
- Rear Garden & Shared Parking
- Oil Fired CH & Double Glazing

Wiggenhall St Germans is a well served village situated around 5 miles to the South of King's Lynn. Split in half by the River Great Ouse, this location offers rural village living whilst still benefitting from amenities including village store, primary school, post office, village hall and a public house. There are ample opportunities for walks around the lanes, fields and along the river bank with local water sport opportunities on offer at the nearby Ouse Amateur Sailing Club. The nearby, historic market town of King's Lynn further provides residents with a range of shopping retailers and eateries, both in the historic centre and on the nearby Hardwick Retail Park, positioned on the Southern edge of the town. For transport links, the Hardwick interchange connects West Norfolk to the A47 trunk road to Norwich & Peterborough (both around 1 hour), the A10 to Cambridgeshire and A17 to Lincolnshire. King's Lynn is also fortunate to benefit from a mainline railway providing links to London Kings Cross via Ely & Cambridge. The renowned, outstanding Norfolk coastline is within easy reach via the A149 coast road with the seaside town of Hunstanton being around a 20-30 minute drive. **32 Mill Road** is a semi-detached cottage situated on the edge of Wiggenhall St Germans village. Part of the former 'Mill House', the original property was split into two cottages around 2016 and now provides a 3 bedroom residence, ideal for first time buyers or families alike. Internally, the accommodation provides a period charm whilst still benefitting from modern fixtures and fittings including modern fitted kitchen with some integrated appliances and 4 piece bathroom suite. Externally, the property includes a courtyard space to the front and a low maintenance garden to the rear laid to lawn. There is a gravel parking area behind the cottage, shared with 30 Mill Road, providing off street parking for both properties (see note on reverse). The accommodation comprises;

Entrance Vestibule

With UPVC front entrance door and stairs to first floor landing.

Living Room 15' 5" x 12' 9" (4.7m x 3.89m) (max)

With television aerial point, radiator with thermostat and understairs cupboard.

Dining Room 16' 6" x 9' 4" (5.03m x 2.84m)

Dual aspect, 2 radiators with thermostats and room thermostat control for central heating system.

Kitchen 11' 11" x 8' 3" (3.63m x 2.51m)

With fitted wall & base units, fitted worktops, 1½ bowl sink with drainer & monobloc tap, electric double oven, electric hob with extractor above, integrated fridge freezer, integrated slimline dishwasher, tiled surrounds and column radiator.

Utility Area 9' 6" x 4' 6" (2.9m x 1.37m)

With fitted wall unit, fitted worksurface, point & space for a washing machine, space for a tumble dryer, radiator with thermostat and Grant oil fired boiler.

Bathroom 8' 9" x 6' 7" (2.67m x 2.01m) (max)

With low level WC, pedestal hand basin with mixer tap, panelled bath with, corner shower cubicle with thermostatic shower including rainfall and handheld attachments and a sliding glazed screen, tiled floor, tiled surrounds, ceiling spotlights radiator with thermostat, towel radiator and extractor.

Boot Room 9' 5" x 5' 9" (2.87m x 1.75m)

With UPVC & glazed entrance door, UPVC & glazed door to Utility Area and electric radiator.

Stairs to First Floor Landing

With hatch to roof space.

Bedroom 1 13' x 12' 1" (3.96m x 3.68m) (max)

Radiator with thermostat.

Bedroom 2 11' 11" x 9' 5" (3.63m x 2.87m)

With radiator with thermostat and cupboard housing hot water cylinder.

Bedroom 3 9' 6" x 7' (2.9m x 2.13m)

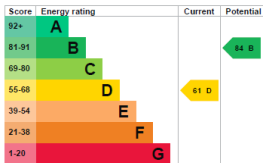
Radiator.

WC

With low level WC, hand basin with tiled surround, radiator with thermostat and extractor.

Outside

To the front of the property a small, paved courtyard area can be found leading to the front door. The rear garden is laid to lawn for easy maintenance with a pathway leading to the shared parking area.



32, Mill Road, Wiggshall St Germans, King's Lynn, Norfolk PE34 3HL

Total Area: 1081 ft² ... 100.4 m²

All measurements are approximate and for display purposes only

Car Parking Arrangements The property will be sold subject to the adjacent cottage having rights of access to the gravel parking area. 30 & 32 Mill Road will both have parking allocated and will each contribute 50% towards ongoing maintenance & upkeep of parking area.

Flying Freehold: Part of 32 Mill Road constitutes a flying freehold over the neighbouring property.

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services Mains water, electricity & drainage are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "B" with a current annual charge of £1,704.87, 2024/2025.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

PRS Property Redress Scheme

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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