



THE STORY OF

24 St Peters Road

Wiggenhall St Germans, Norfolk

SOWERBYS



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Wiggenhall St Germans, Norfolk
PE34 3HB

High Specification Detached Family Home

Peaceful Cul-de-Sac Position
in Well-Served Village

Four Double Bedrooms, Two En-Suite

Spacious Open-Plan Kitchen/
Dining/Living Space

Two Additional Reception Rooms
including Lounge with Woodburner

Home Office/Studio with Air Conditioning

South-Westerly Facing Garden
with Stunning Views

Highly Efficient Air Source Heat Pump

Air Conditioning to Kitchen/Breakfast
Room and Principal Bedroom

EV Charger Installed

Remaining NHBC Warranty

SOWERBYS KING'S LYNN OFFICE

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A beautifully appointed, modern family residence nestled along an exclusive private driveway in the sought-after village of Wiggshall St. Germans. One of just three homes in this peaceful cul-de-sac, this striking family home offers a rare blend of stylish design, exceptional space, and far-reaching countryside views—making it the perfect retreat for modern living.

Built in 2018/19, the home features a wealth of modern high-specification finishes and was thoughtfully crafted with light, flow and family life in mind, this spacious detached home boasts over 2,600 sq. ft. of accommodation across two floors. With underfloor heating throughout the ground level, a spectacular open-plan kitchen/dining/sitting area, multiple reception rooms and four double bedrooms, including two with en-suites, this home truly delivers on comfort and flexibility.

The heart of the home is undeniably the open-plan kitchen/dining/sitting room. Bathed in natural light thanks to twin sets of french doors leading to the garden, it's a space that invites gathering and connection. The kitchen itself is a chef's dream, featuring sleek units, integrated appliances and a striking central island—ideal for entertaining or everyday family life.

Retreat to the cosy yet bright sitting room, where a wood-burning stove adds a warm focal point, or enjoy the versatility of the additional dining room/study, which easily lends itself to a playroom, snug, or even ground floor bedroom. A utility room and downstairs WC complete the ground floor.



Upstairs, a spacious landing mirrors the sense of openness below. The principal bedroom offers a true sanctuary with a walk-through dressing room, luxurious en-suite, and Juliet balcony framing uninterrupted views across open fields. The guest bedroom also benefits from an en-suite, while two further double bedrooms and a family bathroom complete the first floor.

Step outside and the charm continues. The south-westerly facing rear garden is thoughtfully landscaped for ease of maintenance, with two patio areas perfect for alfresco dining, summer barbecues or simply soaking up the countryside tranquillity.

For those working from home, pursuing a creative hobby, or simply seeking a quiet retreat, the insulated garden studio with air conditioning, power, and internet provides the ultimate in flexibility. Whether it's a home office, gym, studio, or an undercover dining spot for those classic British summer evenings, this space adapts to your lifestyle.

To the front, a gravel driveway leads to a generously sized garage with electric door, a convenient EV charge point has been installed and offers ample off-street parking.



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

CHARMING RIVERSIDE VILLAGE,
MINUTES FROM KING'S LYNN

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 Sowerbys



“...perfect for alfresco dining, summer barbecues or simply soaking up the countryside tranquillity.”



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating system.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 9338-8070-7349-6421-3924

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: ///rides.decking.ports

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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