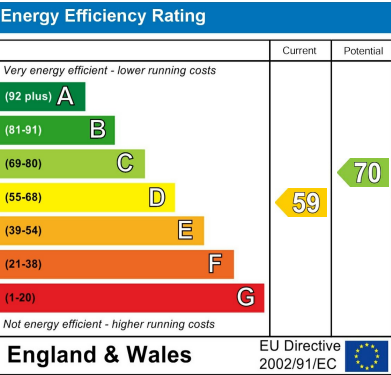


DIRECTIONS

Proceed out of Kings Lynn heading towards the A47. Proceed over the roundabout taking the turning signposted Wigenhall St Germans. Proceed through Saddlebow through the village of St Germans and into Magdalen. Pass the turning left to Church Road, taking the turning right also signposted for the Village School. The property can be located on the right hand side easily identified by our For Sale board..



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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2 Park Crescent Wigenhall St. Mary, Magdalen King's Lynn, Norfolk PE34 3BU
SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE WITH WRAP AROUND GARDEN, DRIVEWAY AND GARAGE

Wigenhall St. Mary, Magdalen

£225,000 Freehold

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sales@brittons.net





REAR LOBBY Vinyl flooring, door to rear garden, storage cupboard.	12'0 x 6'1 (3.66m x 1.85m)
W.C Vinyl flooring, window to side aspect.	4'9 x 2'5 (1.45m x 0.74m)
LIVING ROOM Vinyl flooring, window to front aspect and a double radiator.	11'2 x 9'6 (3.40m x 2.90m)
FAMILY ROOM Vinyl flooring, double radiator and window to front and rear aspect.	17'4 x 10'11 (5.28m x 3.33m)
KITCHEN Range of base, wall and drawer units with worktop over. Tiled floor, pantry and a storage cupboard.	14'11 x 7'3 (4.55m x 2.21m)
UTILITY / SHOWER ROOM Vinyl flooring, shower enclosure, heated towel rail and a window to the rear aspect.	9'10 x 8'9 (3.00m x 2.67m)
LANDING Fitted carpet, loft access, radiator and a window to the rear aspect.	
BATHROOM Three piece suite comprising of hand wash basin, W.C and a bath. Airing cupboard, window to rear aspect and radiator with a vinyl floor.	8'7 x 4'8 (2.62m x 1.42m)
BEDROOM ONE Fitted carpet, double radiator, built in wardrobe, window to front aspect.	12'4 x 10'11 (3.76m x 3.33m)
BEDROOM TWO Fitted carpet, built in wardrobe, window to the front and side aspect. Double radiator.	11'8 x 8'11 (3.58m x 2.72m)
BEDROOM THREE Fitted carpet, built in wardrobe, window to side aspect and radiator.	8'8 x 8'1 (2.64m x 2.46m)
FRONT GARDEN Enclosed lawn area with hedging. Wrap around side garden laid to lawn with a gated driveway.	
REAR GARDEN Lawn, greenhouse and a patio area ideal for entertaining.	
GARAGE Up and over door with a door to the side. Power and light.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	

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Located in the desirable village of Wiggenhall St. Mary Magdalen, this delightful semi-detached house offers a perfect blend of comfort and convenience. The property boasts a spacious layout that is ideal for family living. Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The modern kitchen is well-equipped and is situated next to a utility area complete with a shower enclosure, adding to the practicality of the home. Each of the three bedrooms is fitted with built-in wardrobes, ensuring that storage is never a concern. The outdoor space is generous, allowing for enjoyable moments in the fresh air, whether it be for gardening, play, or simply unwinding after a long day. The location is particularly advantageous, with Magdalen Primary School just a five-minute walk away, making school runs a breeze. For those seeking further educational opportunities, Holycross at Runcton Holme, is only a short drive. Public transport is readily accessible, with a bus stop conveniently located outside the property, providing links to Downham Academy. Additionally, the train station is just a mile away, offering easy access to nearby towns and cities. This property is not only a wonderful family home but also a fantastic investment in a sought-after area. With its modern amenities and prime location, it is sure to attract interest from discerning buyers. Do not miss the opportunity to make this charming house your new home.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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