



Fitton Road, Wighenhall St. Germans, King's Lynn, PE34 3AY

welcome to

Fitton Road, Wiggenhall St. Germans, King's Lynn

William H Brown are delighted to offer to market this extended three/four bedroom detached bungalow in popular village location. Viewing highly recommended!



Entrance Hall

Kitchen/Dining Room

Wall and Base Units, Sink and Mixer Tap, Gas Hob with Extractor Over, Integrated Oven, Space for Freestanding Fridge/Freezer, Radiator, Archway to;

Family Room

Double Glazed Patio Doors to Rear

Utility

Base Units, Space for Washing Machine and Tumble Dryer, Double Glazed Window to Rear, Door to Rear

Bedroom One

Double Glazed Window to Rear, Radiator

Dressing Area

Double Glazed Window to Side

En Suite

Shower, WC, Hand Wash Basin, Double Glazed Window to Side

Bedroom Two

Double Glazed Window to Front, Radiator

Bedroom Three

Double Glazed Window to Side, Radiator

Bedroom Four

Double Glazed Window to Rear, Radiator

Bathroom

Bath, WC, Hand Wash Basin, Heated Towel Rail, Double Glazed Window to Rear

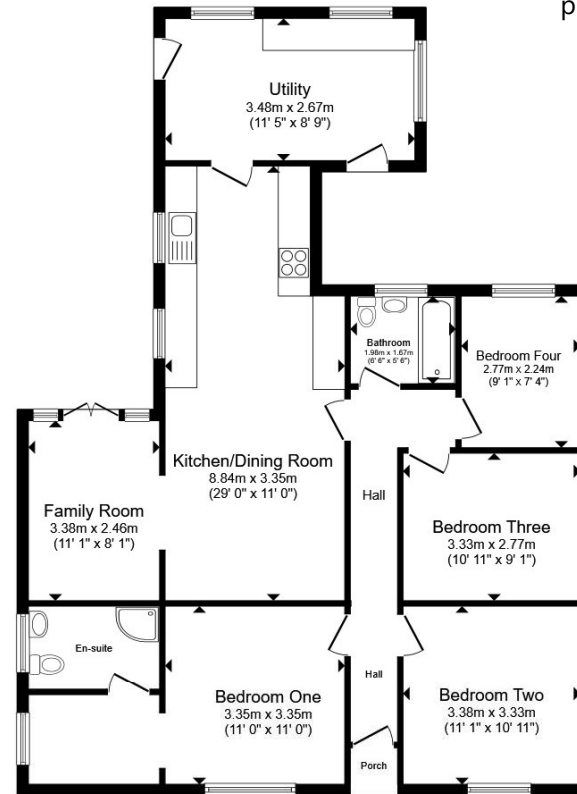
Outside

Driveway to Detached Garage. Enclosed Rear Garden with Patio Area, Gravel Area and Remainder Laid to Lawn with Large Storage Shed.

Agent's Note

Heating to the property is served by oil central heating & waste from the property is served by a septic tank. Please contact the branch for further information if required.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor

Total floor area 107.7 m² (1,159 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

**Fitton Road, Wiggenhall St. Germans,
King's Lynn**

- Extended Detached Bungalow
- Three/Four Bedrooms
- Versatile Layout with Optional Reception Room or Fourth Bedroom
- Spacious Kitchen/Dining Room
- Utility

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN120178 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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