



Stow Road  
Wiggenhall St Mary Magdalen  
King's Lynn  
Norfolk  
PE34

Offers In Excess Of £335,000

bettermove

# Stow Road King's Lynn

Bettermove are proud to present this 4 bedroom detached house in Wiggshall.

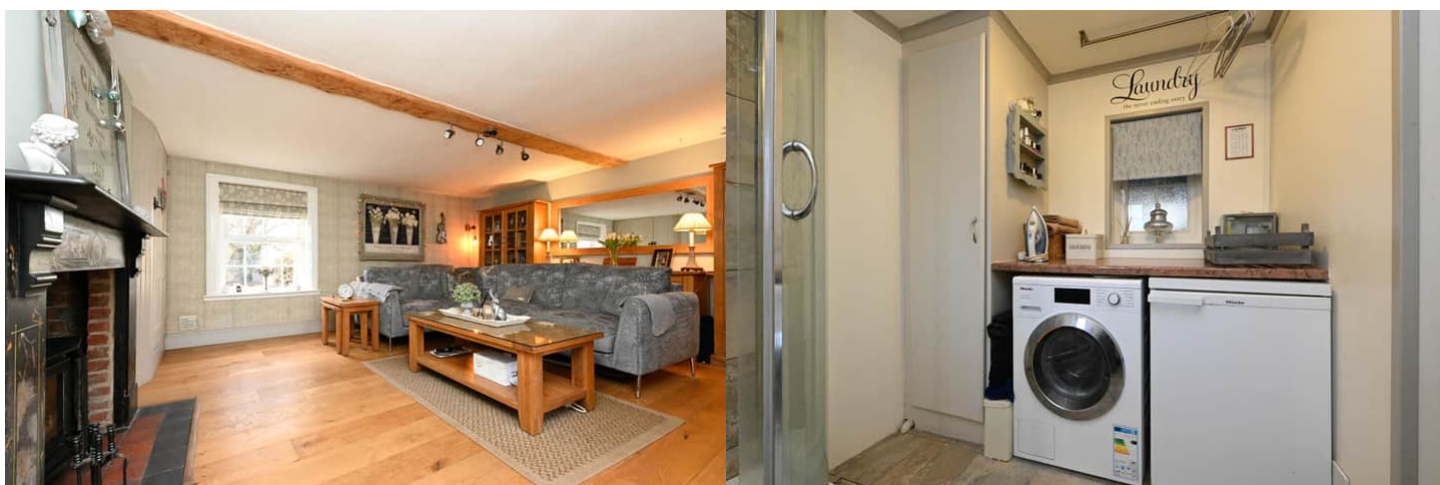
The property benefits from double glazing, solar panels, wood burner, air source heat pump and gas central heating throughout, with off street parking available via the driveway.

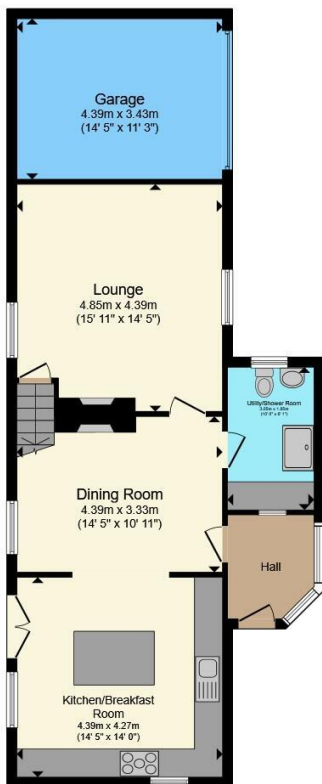
The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, dining room, downstairs WC and fitted kitchen on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

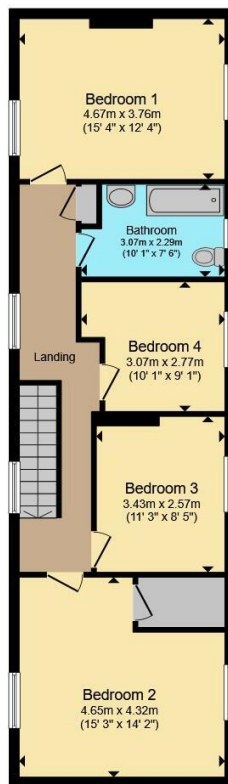
Located in the popular village of Wiggshall, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Watlington train station (6.0 miles), variety of bus routes and the A10.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





**Ground Floor**



**First Floor**

Total floor area 152.4 m<sup>2</sup> (1,641 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.focalagent.com

| Energy Efficiency Rating                           |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92+) <b>A</b>                                     |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   | 65      | 75        |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |
| England, Scotland & Wales                          |         |           |
| EU Directive 2002/91/EC                            |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |         |           |
|---|---------|-----------|
|   | Current | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |         |           |
| (92+) <b>A</b>  |         |           |
| (81-91) <b>B</b>  | 91      | 93        |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |         |           |
| England, Scotland & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |



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