

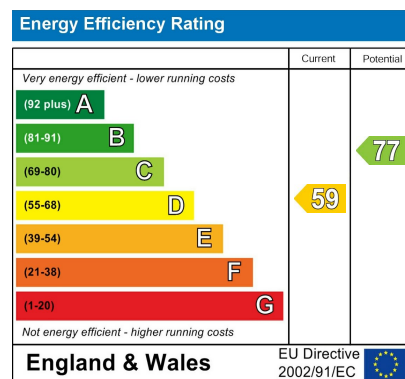


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estate agents

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DIRECTIONS

From Kings Lynn proceed out along the A17 (signposted Sleaford) and after approximately 5 miles turn right into Terrington St. Clement, sign posted African Violet Centre, and at the T junction turn left onto Sutton Road then right onto Perkin Field where the property can be found 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.



28 Perkin Field Terrington St. Clement King's Lynn Norfolk PE34 4JR
FOUR BEDROOM DETACHED HOUSE WITH GARAGE & DRIVEWAY

Terrington St. Clement

£320,000 Freehold

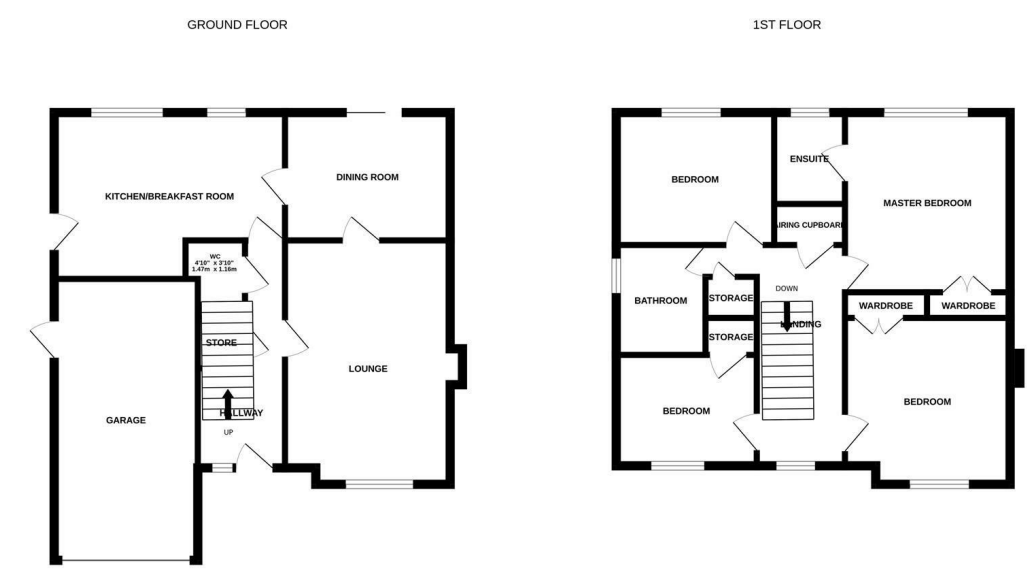
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- HALLWAY**
Understairs cupboard. Radiator.
- CLOAKROOM** 4'10 x 3'9 (1.47m x 1.14m)
Two piece suite comprising wash hand basin and w.c.
- LOUNGE** 15'7 x 10'7 (4.75m x 3.23m)
Radiator. Window to front aspect.
- DINING ROOM** 10'7 x 8'2 (3.23m x 2.49m)
Radiator. Patio door to rear aspect.
- KITCHEN/BREAKFAST ROOM** 14'9 x 10'10 (4.50m x 3.30m)
Range of wall, base and drawer units with space for washing machine. Radiator. Windows to rear aspect.
- LANDING**
Storage cupboard. Airing cupboard. Radiator. Window to front aspect.
- BEDROOM 1** 11'4 x 10'6 (3.45m x 3.20m)
Built-in wardrobe. Radiator. Window to rear aspect.
- EN-SUITE SHOWER ROOM** 5'10 x 4'6 (1.78m x 1.37m)
Three piece suite comprising shower cubicle, wash hand basin and bidet. Radiator. Window to rear aspect.
- BEDROOM 2** 10'7 x 10'6 (3.23m x 3.20m)
Built-in wardrobe. Radiator. Window to front aspect.
- BEDROOM 3** 8'4 x 7'6 (2.54m x 2.29m)
Radiator. Window to rear aspect.
- BEDROOM 4** 8'4 x 7'3 (2.54m x 2.21m)
Cupboard. Radiator. Window to front aspect.
- BATHROOM** 7'0 x 5'9 (2.13m x 1.75m)
Three piece suite comprising bath with shower taps, wash hand basin and w.c. Radiator. Window to side aspect.
- GARAGE**
Up and over door. Side personal door.
- FRONT GARDEN**
Laid to lawn with shingle driveway.
- REAR GARDEN**
Laid to decorative gravel with patio area and borders. Two garden sheds.

Welcome to this charming four-bedroom detached house located in the picturesque village of Terrington St. Clement, King's Lynn. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bathrooms, there will be no more waiting in line during the morning rush. Situated in a peaceful village location, this house offers a tranquil escape from the hustle and bustle of city life. The garage and driveway provide ample parking space for your vehicles, making coming home a breeze. One of the standout features of this property is the oil-fired central heating, ensuring you stay warm and cosy during the colder months. Additionally, with amenities close by, you'll have everything you need within easy reach. Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and experience the charm and comfort this property has to offer in person.



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-measurement. 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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