



**britttons**  
estate agents

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### DIRECTIONS

From Kings Lynn travel west along the A17 towards Sleaford and turn right at the African violet centre to Terrington St Clement. At the T junction at the end of Station Road, then left into Sutton Road, right onto Popes Lane, continue onto Emorsgate where the property can be found on the right hand side easily identified by our For Sale board.

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

### 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.



High House, 8, Emorsgate Terrington St. Clement King's Lynn, Norfolk PE34  
4NY  
**BEAUTIFULLY PRESENTED THREE STOREY FOUR BEDROOM PERIOD  
PROPERTY BUILT IN 1800'S WITH GARAGE**

**Terrington St. Clement**

**£475,000 Freehold**

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sales@britttons.net

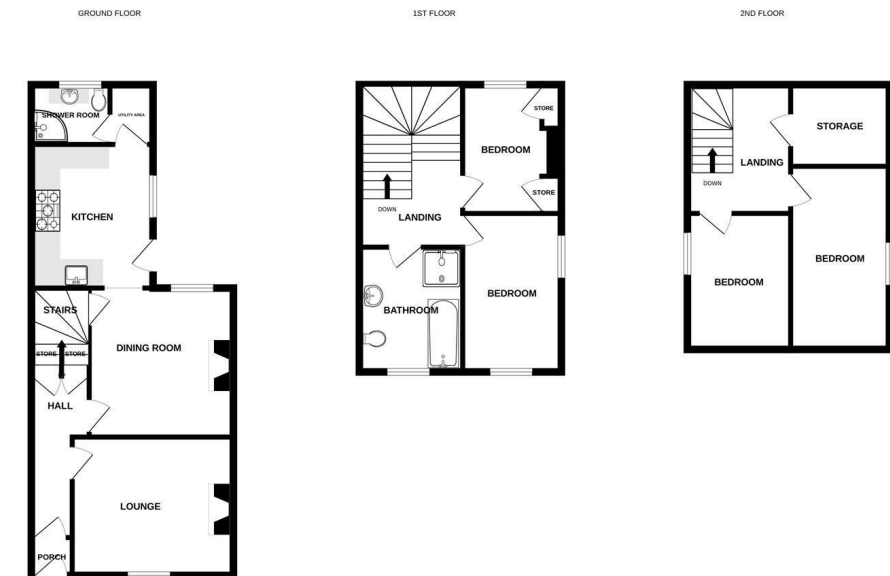






<b>ENTRANCE PORCH</b> Entered via a storm porch, stained glass wooden door. Hard wearing carpet to wipe feet.	3'3 x 3'08 (0.99m x 1.12m )
<b>HALLWAY</b> Solid wood herringbone flooring, leading through to lounge and two large storage cupboards. Chandelier, ornate decorative coving, mirror to stay. Radiator.	13'4 x 3'8 (4.06m x 1.12m)
<b>DOWNSTAIRS SHOWER ROOM</b> Three piece bathroom suite, hand basin with vanity unit, W.C, shower cubicle with electric shower. Extractor fan. Fully tiled also with tiled floor. Window to rear aspect. Heated towel rail.	6'8 x 6'1 (2.03m x 1.85m)
<b>LOUNGE</b> Fitted carpet, window to front aspect with countryside views. Original window shutters. Working open fire. Ornate period coving with ceiling rose and decorative chandelier . Ornate mirror included in sale. Picture rail and a double radiator.	14'9 (into bay) x 14'2 max (4.50m (into bay) x 4.32m max)
<b>DINING ROOM</b> Solid wood herringbone flooring, door with stairs to the first floor. Multifuel burner. Window to rear aspect over looking the patio area. Ornate chandelier. Column radiator.	11'10 x 9'4 (3.61m x 2.84m )
<b>KITCHEN</b> Country style pine kitchen comprising of a range of wall, base and drawer units with granite effect worktop over. LPG range cooker, with electric oven and extractor hood over included. Butler sink with brass hot and cold tap fittings over. Integrated dishwasher and a fridge freezer. Tiled floor. Window to side aspect over looking patio area.	11'11 x 10'1 (3.63m x 3.07m)
<b>UTILITY</b> Tiled floor, with plumbing and space for washing machine and tumble drier.	6'6 x 2'11 (1.98m x 0.89m)
<b>LANDING</b> Fitted carpet, period style arch through to master bedroom and family bathroom, as well as the second bedroom, wall mounted uplighter and radiator.	6'6 x 6'1 (1.98m x 1.85m )
<b>BATHROOM</b> Four piece suite comprising of pedestal wash hand basin, high level pull chain W.C. bath and fully tiled cubicle shower, with thermostatic shower. Brass fittings. Exposed wooden floor boards. Half height tiling on walls. Mirror included. Extractor fan. Partially obscured window to front aspect. Double radiator.	10'10 x 5'11 (3.30m x 1.80m)
<b>BEDROOM ONE</b> Exposed wooden floorboards, large windows to front and side aspect with panoramic field views flooding the room with natural light. Mirrored wardrobes included in sale. Radiator.	14'1 x 11'11 (4.29m x 3.63m )
<b>BEDROOM TWO</b> Fitted carpet, two built in wardrobes. Window to rear aspect with incredible field views	10'11 x 9'9 (3.33m x 2.97m)
<b>SECOND LANDING</b> Fitted carpet, exposed original beam and two wall mounted light fittings. Access to large storage cupboard.	9'00 x 8'5 - into loft space (2.74m x 2.57m - into loft space)
<b>BEDROOM THREE</b> Fitted carpet, loft access, window to side aspect with rural field views. Radiator.	17, 10 x 8'11 (into the eaves) (5.18m, 3.05m x 2.72m (into the eaves))
<b>BEDROOM FOUR</b> Fitted carpet, window to side aspect with far reaching rural views. Radiator.	12'5 x 9'1 (3.78m x 2.77m )
<b>FRONT GARDEN</b> Fully enclosed and mainly laid to lawn, surrounded by immaculately maintained hedging. Offering privacy to the new owners. Summer house with decking plus lighting. Variety of mature plants and shrubs.	
<b>REAR GARDEN</b> Mainly laid to patio. Garage. Raised well stocked flower beds with a variety of mature flowering plants and shrubs. Gate to access additional parking on licenses - ask office for details.	
<b>GARAGE</b> Up and over door with light and power.	18'6 x 12'9 (5.64m x 3.89m)

Nestled in the charming village of, Terrington St. Clement, King's Lynn, this stunning detached house from the late 1800s is a true gem waiting to be discovered. As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms and two bathrooms, this property offers ample space for a growing family or those who enjoy having extra room for guests. The beautifully maintained period features throughout the house add character and charm, making it a truly special place to call home. The skimmed ceilings give a modern touch to this traditional property, blending the best of both worlds seamlessly. One of the highlights of this property is the large summerhouse in the enclosed garden, ideal for hosting gatherings or simply enjoying a peaceful afternoon in your own private oasis. The traditional features add a sense of history and warmth to the property, creating a unique and inviting atmosphere. Don't miss the opportunity to own a piece of history in this thoughtfully designed and meticulously maintained home. Embrace the charm of the past while enjoying the comforts of modern living in this delightful property in Emorsgate.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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