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DIRECTIONS

From Kings Lynn travel along the A17 towards Sleaford at the African Violet Centre turn right into Station Road into Terrington St Clement. At the T junction turn left into Sutton Road and then the second right into Marshland Street 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.



42 Marshland Street Terrington St. Clement King's Lynn Norfolk PE34 4NE

NEW BUILD FOUR BEDROOM DETACHED HOUSE WITH GARAGE & DRIVEWAY - NO UPWARD CHAIN

Terrington St. Clement

£450,000 Freehold

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ENTRANCE HALL Smoke detector. Stairs to first floor.	18'4" x 7'7" (5.49m x 2.31m)
CLOAKROOM Two piece suite comprising wash hand basin with vanity unit and w.c.	7'4" x 3'3" (2.24m x 0.99m)
LOUNGE French doors to rear garden.	17'8" x 12' (5.38m x 3.66m)
DINING ROOM 2 x Window to front aspect.	12' x 9'9" (3.66m x 2.97m)
FAMILY ROOM Wood effect flooring. Windows to front aspect.	14'5" x 13'9" (4.4 x 4.2)
KITCHEN Range of wall, base and drawer units with worktops over. Integrated wine cooler, dishwasher, hob and double oven. French doors to garden. Wood effect flooring.	14'5" x 13'3" (4.4 x 4.04)
UTILITY Base units. Basin. Wood effect flooring. Door to rear garden.	7'6" x 7'5" (2.29m x 2.26m)
LANDING Smoke detector.	
MASTER BEDROOM Windows to front and rear aspect. 2 x Double radiators. Door to en-suite.	22'6" x 14'4" (6.86m x 4.37m)
EN-SUITE SHOWER ROOM Three piece suite comprising shower cubicle with thermostatic mixer bar, wash hand basin with vanity unit and w.c. Heated towel rail, vinyl flooring. Window to rear aspect.	9' x 6'1" (2.74m x 1.85m)
BEDROOM 2 Window to front and rear aspect. Double radiator.	18'8" x 14'3" into eaves (5.69m x 4.34m into eaves)
BEDROOM 3 Window to rear aspect. Double radiator.	12'2" x 9' (3.71m x 2.74m)
BEDROOM 4 Window to front aspect. Double radiator.	12'1" x 10'11" max (3.68m x 3.33m max)
FAMILY BATHROOM Four piece suite comprising bath, shower enclosure with thermostatic mixer bar, wash hand basin with vanity unit and w.c. Window to rear aspect. Heated towel rail.	
GARAGE Large garage with electric door. Personal door to rear garden.	23'9" x 18'11" (7.26 x 5.772)
FRONT GARDEN Driveway with parking for multiple vehicles. Lawn area with shrubs. Wooden gate to side.	
REAR GARDEN Patio and Lawn	



Brittons are delighted to offer the opportunity to purchase this fabulous four bedroom detached house in the popular village of Terrington St Clement. This beautiful, newly completed home is set within an exclusive development of just 3 properties. The house is accessed via a private road on Marshland Street, offering a wonderfully central position in the village. Designed to provide comfortable living, you will no be doubt impressed with the generous dimensions of the property. The ground floor features a beautiful fitted kitchen/family room with integrated appliances and doors that lead onto the rear garden. There is a separate utility room along with living room, dining room and cloakroom. The oak staircase in the hallway leads to the first floor which consists of the master bedroom with en-suite shower room, three further bedrooms and family bathroom. A large 7m x 5.7m garage with electric front door will offer ample space for vehicles and a personal door to the rear will give passage to the enclosed rear garden. Underfloor heating runs throughout the ground floor, delivered by an air source system.



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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