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DIRECTIONS

From Kings Lynn proceed along the A47 towards Wisbech and continue along the dual carriage way. Take the 2nd exit signposted Terrington St John turn left, then 1st left onto Cherry Tree Drive where the property can be found on the left 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.



17 Cherry Tree Drive Terrington St John King's Lynn, Norfolk PE14 7EW

**NEWLY BUILT TO HIGH STANDARD THREE DOUBLE BEDROOM DETACHED HOUSE WITH
GARAGE AND DETACHED DRIVEWAY FOR MULTIPLE VEHICLES.
NO UPWARD CHAIN**

Terrington St John

£325,000 Freehold

01553 692828
sales@brittons.net





- HALLWAY

Tiled floor and stairs leading to first floor.

12'2 x 6'4 (3.71m x 1.93m)
- CLOAKROOM

Comprising of hand wash basin and W.C, under sink cupboard, Tiled flooring and window to the side aspect.

6'4 x 3'1 (1.93m x 0.94m)
- LOUNGE

Fitted carpet, windows to both front and rear aspect and French doors to the rear garden, flooding the room with natural light and Double radiator.

21'5 x 12'8 (6.53m x 3.86m)
- KITCHEN / DINER

NEW Range of base, wall and drawer units with worktop over, Tiled floor, Window to side aspect with French doors leading to rear garden.

15'0 x 14'7 (4.57m x 4.45m)
- LANDING

Airing cupboard and window to front aspect.
- BATHROOM

NEW Three piece suite comprising of hand wash basin, W.C and bath with shower over. Window to front aspect and tiled flooring.
- MASTER BEDROOM

Fitted carpet, window to side aspect and double radiator.

14'5 x 10'10 max (4.39m x 3.30m max)
- ENSUITE TO MASTER BEDROOM

NEW Comprising of hand wash basin, W.C, Shower and extractor fan, Window to side aspect and tiled flooring.

7'11 x 3'11 (2.41m x 1.19m)
- BEDROOM TWO

Fitted carpet, window to side aspect and double radiator.

13'7 x 10'11 (4.14m x 3.33m)
- BEDROOM THREE

Fitted carpet, window to front aspect and double radiator.

10'2 x 9'6 (3.10m x 2.90m)
- FRONT GARDEN

Gravel driveway for multiple vehicles.
- REAR GARDEN

Enclosed rear garden with mainly laid to lawn with patio area.
- GARAGE

Personal door to side with Light and power.



Fabulous New Build home located in Terrington St John. this newly built detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking extra space. You will find a bright and spacious lounge that seamlessly connects to the garden, creating an inviting atmosphere for relaxation or entertaining guests. The kitchen diner is particularly noteworthy, designed with social gatherings in mind, providing ample space for dining and entertaining. The property boasts a fantastic bathroom along with a ground floor cloakroom, ensuring convenience for all residents. Additionally to the garage, there is parking for multiple vehicles is available, a valuable feature in today's busy world. With no upward chain, this home is ready for you to move in and start creating memories. Built to a high standard by a reputable local developer, this residence combines quality craftsmanship with contemporary design. Cherry Tree Drive is a delightful setting, offering a peaceful environment while remaining accessible to local amenities. This property is not just a house; it is a place where you can truly feel at home. Don't miss the opportunity to make this stunning property your own.

NB: Internal photos are representative of other similar three bedroom properties on this development.





