


DIRECTIONS

From Kings Lynn travel west along the A17 towards Sleaford and at the African Violet Centre turn right onto Station Road. Continue along to the T-Junction and turn right onto Lynn Road continue along then turn left onto Marsh Road 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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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79 Marsh Road Terrington St Clement King's Lynn, Norfolk PE34 4LA

**BEAUTIFULLY PRESENTED EXTENDED THREE BEDROOM DETACHED BUNGALOW IN
POPULAR VILLAGE LOCATION WITH AMENITIES.
DRIVEWAY FOR MULTIPLE VEHICLES, GARAGE AND SUMMERHOUSE.**

Terrington St Clement

£325,000 Freehold

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sales@brittons.net





ENTRANCE HALLWAY

Double radiator, vinyl flooring and access to loft.

CLOAKROOM

Two piece suite comprising of a hand wash basin and W.C with tiled flooring and window to side aspect.

5'2 x 2'11 (1.57m x 0.89m)

LOUNGE

Fitted carpet, double radiator and window to rear and side aspect.

17'3 x 11'10 (5.26m x 3.61m)

KITCHEN /DINING AREA

Range of base, wall and drawer units with worktop over, built in dishwasher, bowl and a half ceramic sink with mixer tap over, space for freestanding American style fridge/freezer and double cooker, extractor hood over, vinyl flooring, double radiator, French doors leading to the rear garden.

21'2 x 11'10 max (6.45m x 3.61m max)

BATHROOM

Two piece suite comprising of a hand wash basin built within a vanity unit, bath with mixer tap over and electric shower over, tiled flooring, window to side aspect and heated towel rail.

5'6 x 5'2 (1.68m x 1.57m)

W.C separate to bathroom.

MASTER BEDROOM

Fitted carpet, double radiator and window to front aspect

11'9 x 10'9 (3.58m x 3.28m)

EN-SUITE

Three piece suite comprising of a hand wash basin built within a vanity unit, shower enclosure with thermostatic bar shower over, W.C, tiled flooring, window to side aspect and heated towel rail.

5'8 x 5'8 (1.73m x 1.73m)

BEDROOM 2

Fitted carpet, double radiator and window to front aspect.

10'6 x 9'11 (3.20m x 3.02m)

BEDROOM 3

Fitted carpet, double radiator, built in cupboard and window to rear aspect.

10'11 x 9'11 (3.33m x 3.02m)

FRONT GARDEN

Driveway and parking for multiple vehicles with gravelled area.

REAR GARDEN

Fully enclosed, summerhouse/man cave, decking area for those summer evenings, mainly laid to lawn with pond, timber sheds, decorative boarders and mature trees.

GARAGE/STORAGE ROOM

Light and power with up and over door.

18'1 x 8'0 (5.51m x 2.44m)



Situated on Marsh Road in Terrington St. Clement, Norfolk, this delightful extended three-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property boasts a spacious reception room and a fabulous kitchen/diner ideal for both relaxation and entertaining guests. All three bedrooms are double rooms and the master contains an en-suite shower room. The bungalow is set in a lovely location, providing a peaceful retreat while still being within easy reach of local amenities. The exterior features a generous driveway, along with a garage which is currently used as a storage area. One of the standout features of this property is the beautiful enclosed rear garden, complete with a tranquil pond, creating a wonderful outdoor space perfect for unwinding after a long day. Additionally, the garden includes a unique 'man cave'/summerhouse, offering a private area for hobbies or leisure activities. This bungalow is an excellent opportunity for those seeking a comfortable home in a desirable area. With its appealing features and lovely surroundings, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming property your own.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual rooms, fixtures and fittings should be regarded as approximate and no responsibility is taken for any mis-interpretation or error. This plan is for illustrative purposes only and should be used as such by any intending purchaser. The views, fixtures and fittings shown here are not intended to be exact.
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