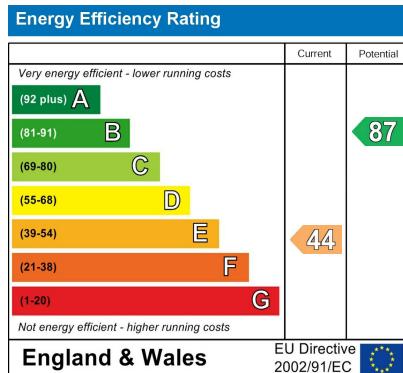


DIRECTIONS

SATNAV: PE34 4PQ



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NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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"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.

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26, Sutton Road Terrington St. Clement King's Lynn PE34 4PQ

THREE BEDROOM SEMI-DETACHED HOUSE WITH GARAGE AND DRIVEWAY

King's Lynn

£225,000 Freehold

01553 692828
sales@brittons.net





LOUNGE/DINER

22'06" x 12'11" (6.71m x 3.66m x 3.35m")
Laminate flooring. Two double radiators. Exposed brick fireplace with electric wood burner. Windows to front and rear aspect. Wooden staircase to first floor with feature banister.

KITCHEN

10'00" x 7'09" (3.05m x 2.13m x 2.74m")
Tiled flooring. White brick surround splashback tiles. Range of wall-mounted, base and drawer units with worktop over. Windows to side aspect/rear garden. Large 1 1/2 bowl sink with drainer and. Double radiator.

REAR LOBBY

Tiled flooring. Half height white brick wall tiling. Leading to rear porch and Shower-room.

SHOWER ROOM

7'10 x 5'08" (2.13m x 1.52m x 2.44m")
Tiled flooring. Shower enclosure with dual electric shower heads. Obscured window to rear aspect. W.C Hand wash basin with hot and cold taps. Extractor fan. Double radiator.

LANDING

12'09" x 11'05" (3.66m x 2.74m x 3.35m x 1.52m")
Laminate flooring. Double radiator. Leading to all rooms and loft access. Airing Cupboard.

BEDROOM ONE

10'00 x 7'10" (3.05m x 2.13m x 2.05m")
Laminate flooring. Double radiator. Window to front aspect.

BEDROOM TWO

10'07" x 7'05" (3.05m x 2.13m x 2.13m x 1.52m")
Laminate flooring. Double radiator. Window to side aspect/rear garden.

BEDROOM THREE

Laminate flooring. Window to rear aspect. Double radiator.

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Nestled on Sutton Road in the charming village of Terrington St. Clement, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Recently renovated, the property boasts an inviting open-plan living area that creates a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

The spacious reception room flows seamlessly into the dining area, providing a versatile space for family gatherings or quiet evenings at home. The well-appointed kitchen complements the open layout, making it easy to engage with guests while preparing meals.

The property features three generously sized bedrooms, each offering ample natural light and space for personalisation. The bathroom is thoughtfully designed, ensuring convenience for the whole family.

Outside, the enclosed garden presents a private oasis, perfect for enjoying sunny days or hosting barbecues with friends. This outdoor space is ideal for children to play safely or for gardening enthusiasts to cultivate their green thumb.

Situated in a peaceful neighbourhood, this semi-detached house is conveniently located near local amenities and transport links, making it an excellent choice for families or professionals seeking a tranquil yet accessible lifestyle. With its modern renovations and inviting atmosphere, this property is a wonderful opportunity for anyone looking to make a house a home.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements and areas are approximate only. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale. It is the responsibility of the purchaser to have the floorplan checked and for any queries to be addressed with the vendor.



