

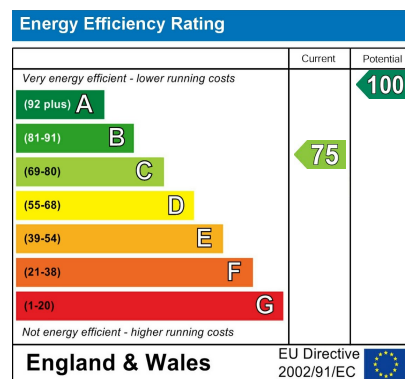


**britttons**  
estate agents

www.britttons.net

### DIRECTIONS

From Kings Lynn travel along the A47 until you come to the roundabout taking the 2nd exit onto the A17 signposted Sleaford. Turn right into Station Road signposted Terrington St. Clement, turn left onto Sutton Road then right onto Marshland Street. Take the left hand turn onto Wesley Road, then right onto Hillgate Street then right again onto Chapel Road where the property can be found on the left hand side easily identified by our For Sale board.



### 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.



86 Chapel Road Terrington St. Clement King's Lynn Norfolk PE34 4NL

**BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED CHALET WITH DOUBLE GARAGE AND DRIVEWAY - NO UPWARD CHAIN**

**Terrington St. Clement**

**£425,000 Freehold**

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<b>ENTRANCE HALL</b> Accessed via a side entrance door leading to the main hallway. Double walk-in wardrobe which also house's the underfloor heating controls.	20'2 x 3'1 x 5'10 (6.15m x 0.94m x 1.78m)
<b>LOUNGE</b> Kamdean flooring. TV point. Raised vaulted ceiling with feature lighting. Window overlooking the rear garden. Open plan to:	15'7 x 11'10 (4.75m x 3.61m)
<b>DINING AREA</b> Window to side aspect. French doors to rear garden. Raised vaulted ceiling with feature lighting. Solid oak breakfast bar divide leading to:	13'3 x 9'6 (4.04m x 2.90m)
<b>KITCHEN</b> Range of wall, base and drawer units with solid oak worktops. Butler sink with waste disposal and hot tap over. Intergrated dishwasher, microwave and Electrolux coffee machine. Space for American style fridge/freezer. Inset ceiling and kickboard lights. Local tiling.	14'8 x 8'6 (4.47m x 2.59m)
<b>UTILITY</b> Wall mounted units. Space for washing machine and tumble dryer. Stairs to first floor. Window to side aspect.	9'8 x 8'0 (2.95m x 2.44m)
<b>MASTER BEDROOM</b> Kamdean flooring. TV point. Box bay window to front aspect. Archway leading to:	13'4 x 12'10 (4.06m x 3.91m)
<b>DRESSING ROOM</b> Hanging space on both sides. Inset ceiling lights. Door leading to:	7'9 x 4'1 (2.36m x 1.24m)
<b>EN-SUITE SHOWER ROOM</b> Walk-in shower area with rain effect shower (not connected) plus hand held attachment. Heated towel rail. Non slip flooring.	9'7 x 3'10 (2.92m x 1.17m)
<b>BEDROOM 2</b> TV Point. Dual aspect windows to front and side.	12'11 x 10'7 (3.94m x 3.23m)
<b>SHOWER ROOM</b> Suite comprising shower enclosure with Thermostatic shower, pedestal wash hand basin and w.c. Heated towel rail. Local tiling. Inset ceiling lights. Frosted window to side aspect.	9'7 x 5'8 (2.92m x 1.73m)
<b>LANDING</b> Skylight window. Ample eaves storage. Radiator.	
<b>BEDROOM 3</b> Radiator. Skylight window. Inset ceiling lights.	13'0 x 13'0 (3.96m x 3.96m)
<b>BEDROOM 4</b> Radiator. Skylight window to side aspect.	
<b>SHOWER ROOM</b> Shower cubicle with Thermostatic shower, double doors and full tiling, pedestal wash hand basin and low level w.c. Inset ceiling lights. Extractor fan. Heated towel rail. Skylight window to side aspect.	7'7 x 7'2 (2.31m x 2.18m)
<b>DOUBLE GARAGE</b> Electronic up & over doors. Range of wall and base units with worktops over. Access to loft space. Provision for shower cubicle and low level w.c.	21'3 x 14'7 (6.48m x 4.45m)
<b>FRONT GARDEN</b> Electronic gate boundary. Heat source power unit. Block paved with ample parking. Side driveway with access to the rear garden.	
<b>REAR GARDEN</b> Enclosed by fencing with open field views to the left. Low maintenance, laid to decorative chipping with block paved area to the side. Access to garage.	



Nestled in the charming Village of Terrington St. Clement, this stunning and individually designed chalet offers a truly unique living experience. As you approach the property, you are greeted by electric gates opening to a large driveway with parking for several vehicles and a double garage, providing ample space for your convenience. Upon entering, you are welcomed by an open plan living accommodation that exudes elegance and style. The fitted kitchen boasts solid oak worktops, a butler sink with waste disposal, and a hot tap, along with integrated appliances such as a dishwasher and microwave. The Kamdean flooring and underfloor heating add a touch of luxury to the space, creating a warm and inviting atmosphere for you to enjoy. With four bedrooms and three bathrooms, including a shower room on the first-floor, this property offers plenty of space for a growing family or those who love to entertain guests. The skylight windows in bedrooms 3 and 4 allow natural light to flood the rooms, creating a bright and airy feel throughout. One of the highlights of this property is the picturesque views overlooking the rear garden and open fields, providing a sense of tranquility and privacy. Additionally, the absence of an upward chain makes this property even more appealing for those looking to make a swift and hassle-free move. In conclusion, this chalet in Terrington St. Clement is a true gem that offers a perfect blend of modern luxury and countryside charm. Don't miss out on the opportunity to make this beautiful property your new home.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and wall plate levels are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any other purpose. The floor plan is subject to change without notice. ©2011







