



8 Emorsgate, Terrington St. Clement

King's Lynn



Guide Price £400,000
Minors & Brady

8 Emorsgate

Terrington St. Clement, King's Lynn

Guide Price £400,000-£425,000. Enjoying open field views to both front and rear, this beautifully presented detached home dates back to the late 1800s and offers an abundance of character across three floors. Inside, the property features a bright lounge and separate dining room, each with a log burner, along with a charming period-style kitchen fitted with wooden units, granite worktops, a Butler sink, Rangemaster-style cooker, and decorative tiled splashbacks. A utility room and stylish ground-floor shower room add further practicality. There are four well-proportioned bedrooms, a characterful family bathroom, and generous storage throughout. Outside, the rear garden includes a paved patio for entertaining, planting beds, a garage, and shingled off-road parking, while the front garden is private and lawned with mature hedging and a summer house with decked seating, all set in a peaceful semi-rural position on the edge of Terrington St. Clement.

- Detached late-1800s home with original character features
- Overlooks open fields to front and rear
- Lounge with open fire and dining room with log burner
- Character fitted kitchen with Rangemaster-style cooker and adjoining utility area
- Ground floor shower room and first floor bathroom with four-piece suite
- Four bedrooms set across three floors
- Enclosed rear garden with patio, planting beds, access to garage, and versatile outbuilding with decked seating area
- Front lawned garden with hedging and a summer house, and enclosed rear garden with patio, planting beds, and access to garage
- Peaceful semi-rural location on the edge of Terrington St. Clement with strong community spirit
- Easy access to King's Lynn for shopping, services, and rail links to Cambridge and London
- Guide Price £400,000-£425,000





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8 Emorsgate

Terrington St. Clement, King's Lynn

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



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Location

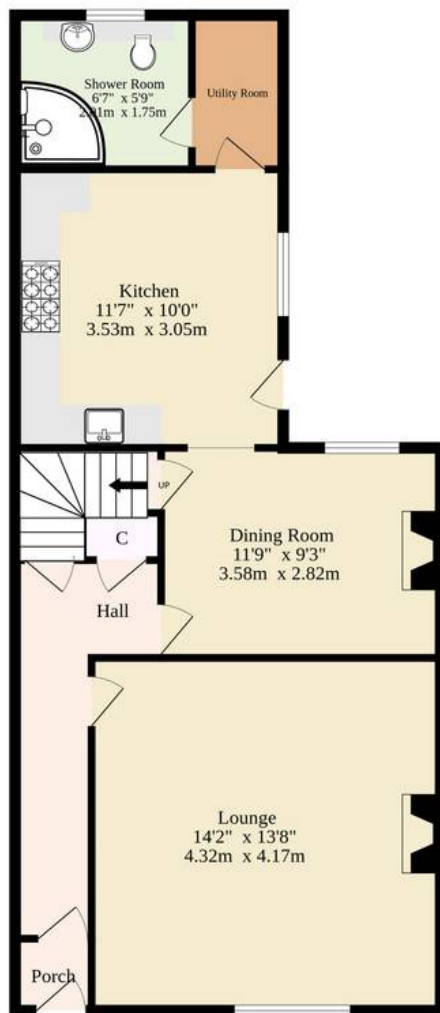
Emorsgate, located on the edge of Terrington St. Clement, offers a peaceful semi-rural setting surrounded by open fields and expansive skies. This well-served village boasts a strong sense of community, with amenities including a primary and secondary school, local shops, a post office, and a popular pub. The area is ideal for those seeking a quieter pace of life while remaining within easy reach of King's Lynn, just a short drive away, providing wider shopping, transport links, and rail services to Cambridge and London. With countryside walks on the doorstep and the Norfolk coast nearby, Emorsgate is a desirable spot for families and anyone looking to enjoy village living with excellent access to town and coast.

Emorsgate, Terrington St. Clement

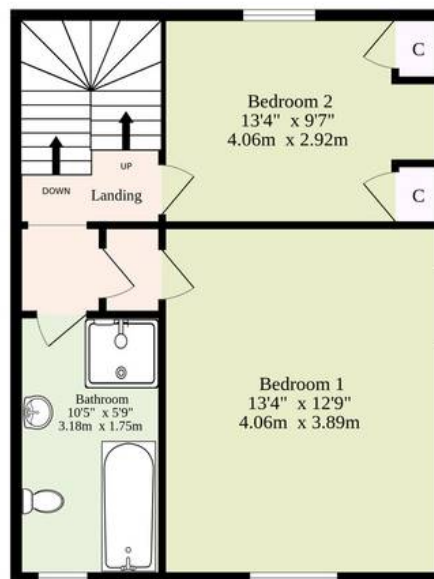
Step into the inviting porch and through into the central hallway, where the character of this late-1800s home begins to reveal itself. From here, move into the bright and spacious



Ground Floor
542 sq.ft. (50.4 sq.m.) approx.



1st Floor
491 sq.ft. (45.6 sq.m.) approx.



2nd Floor
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 sq.m.) approx.

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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