



THE STORY OF

4 Orange Row

Terrington St. Clement, Norfolk

SOWERBYS

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Terrington St. Clement, Norfolk,
PE34 4NN



- Modernised Detached Bungalow
- Open Plan Kitchen/Dining Room
- Bright and Airy Sitting Room
- Four Double Bedrooms
- Well-Appointed Bathroom
- Enclosed and Private Rear Garden
- Garage and Off Road Parking
- Lovely Walks on Your Door Step
- Quiet and Peaceful Location
- Sold Chain Free



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“This was the perfect lockdown project for us. We completely refurbished the whole house meticulously.”

From the moment the new owners acquired this charming bungalow, it underwent a remarkable transformation, making it an ideal lockdown project. Now boasting a new roof, windows, kitchen, bathroom, floors, and a fresh coat of paint throughout, this home is ready for its next occupants.

The layout of the bungalow has been thoughtfully configured to align with modern living standards. The double-sized bedrooms, situated at the front of the property, are bathed in natural light, creating a bright and airy atmosphere. The family bathroom, also tastefully upgraded, complements the overall appeal of 4 Orange Row.

Venturing to the rear of the property, the living space truly shines. The spacious kitchen/dining room is destined to be a central hub, seamlessly

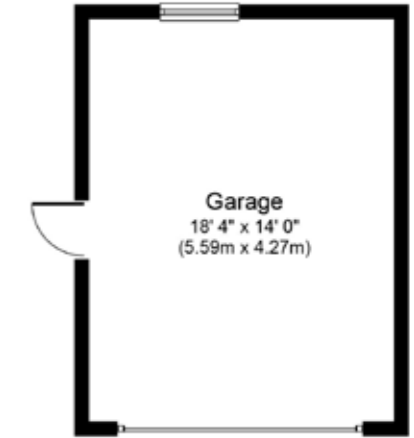
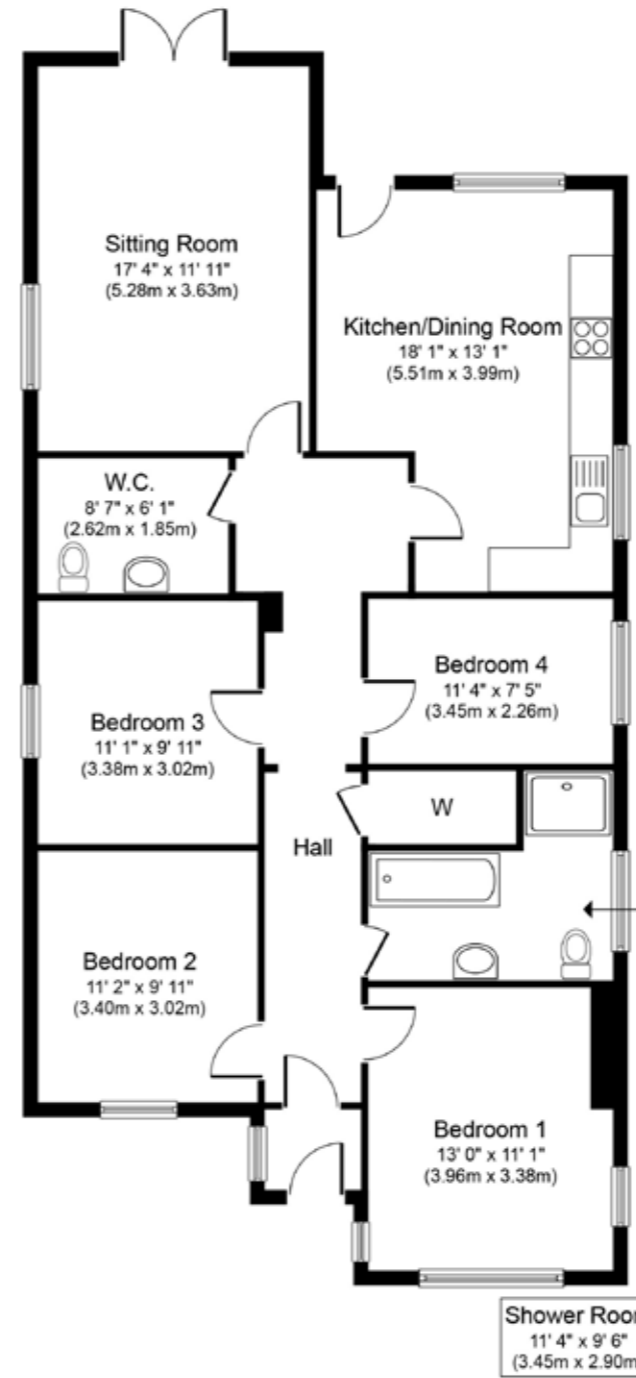
connecting to the rear garden—a perfect transition space. With ample work surfaces and plenty of storage, this kitchen is designed for families who relish spending time together.

Adjacent to the kitchen is the well-proportioned living room, flooded with natural light and offering easy access to the rear garden. For those seeking a property with a decent garden but without the burden of high maintenance, 4 Orange Row is the answer. The front is adorned with gravel, providing ample parking, while the rear garden features a low-maintenance lawn, a pleasant patio area, and a couple of mature trees offering shade during the warmer months.

This modern bungalow, situated on a quiet lane within walking distance of local amenities, is being offered chain-free—an enticing opportunity for prospective homeowners.







Approximate Floor Area.
1,248 sq.ft.
(115.9 sq.m.)

Garage
Approximate Floor Area
249 sq.ft.
(23.1 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Terrington St. Clement

IS THE PLACE TO CALL HOME



Claimed to be the largest village in the county, the area backs onto the marshland of West Norfolk, where King

John's crown jewels were said to be lost back in 1216.

Today the community comes together to make the most of the 14th century church, a primary and secondary school and everyday conveniences. The village has various shops, two doctors' surgeries, two pubs, two excellent schools - one primary and one secondary, and the church of St Clement, which is known as the Cathedral of the Fens.

There is a half-hourly bus service to the historic market town of King's Lynn, which is approximately five miles away and has a good range of shops and superstores. For

the keen-golfers there are courses at King's Lynn, Middleton Tydd St Giles and slightly further away are the challenging links courses of Hunstanton and the Royal West Norfolk at Brancaster.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from the Vendor



“Locally, the marshes are a great place for a quiet stroll or for walking your dog.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0167-3020-2201-2052-0200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///headstone.demoted.cabin

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