



**Brellows Hill, Terrington St. Clement, King's Lynn, PE34 4PF**



**welcome to**

**Brellows Hill, Terrington St. Clement, King's Lynn**

Located in the popular village of Terrington St Clement is this beautifully presented detached four bedroom family home which is being offered with no onward chain. Viewing highly recommended



## **Entrance Door To:-**

### **Entrance Hall**

Radiator, ceramic tiled floor, stairs to first floor

### **Study**

7' 11" x 6' ( 2.41m x 1.83m )

Double glazed window, radiator

### **Cloakroom**

Low level WC, wash hand basin, radiator, tiled floor and walls, double glazed window

### **Lounge/ Diner**

23' 4" x 11' 7" ( 7.11m x 3.53m )

Wood effect laminate floor, radiator, double glazed window, sliding doors to:-

### **Conservatory**

UPVC and brick construction under polycarbonate roof, ceramic tiled floor, double doors to rear

### **Kitchen**

12' 10" max x 11' 6" max ( 3.91m max x 3.51m max )

Range of base and wall units, roll edge work top, inset ceramic sink with mixer tap over, space for Range cooker, dishwasher, washing machine and American-style fridge freezer, radiator, double glazed door to rear

### **First Floor Landing**

Loft access, storage cupboard

### **Bedroom One**

12' 3" x 9' 5" ( 3.73m x 2.87m )

Double glazed window, radiator, wood effect laminate floor, storage cupboard

### **Bedroom Two**

11' 11" x 11' 9" ( 3.63m x 3.58m )

Double glazed window, radiator

### **Bedroom Three**

11' max x 8' 11" ( 3.35m max x 2.72m )

Double glazed window, radiator, wood effect laminate floor

### **Bedroom Four**

11' max x 8' 8" ( 3.35m max x 2.64m )

Double glazed window, radiator

### **Bathroom**

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, ceramic tiled floor and walls, heated towel rail

### **Outside**

To the front is a driveway giving off road parking for several cars and leads to a detached single garage with power and light. The rear garden is laid mainly to lawn with patio area.



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## Brellows Hill, Terrington St. Clement, King's Lynn

- Popular Village of Terrington St Clement
- Detached House
- Four Bedrooms
- Two Reception Rooms
- Conservatory

Tenure: Freehold EPC Rating: C

offers in excess of  
**£290,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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william h brown



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**