



Poachers Way, Terrington St. Clement KING'S LYNN PE34 4RH

welcome to

Poachers Way, Terrington St. Clement KING'S LYNN

Located in the popular village of Terrington St Clement which has excellent local amenities is this well presented five bedroom detached family home with a detached double garage. Viewing highly recommended.



**Entrance Door To:-
Entrance Hall**

Radiator, stairs to first floor

Cloakroom

Low level WC, wash hand basin, radiator, wood effect laminate floor

Lounge

15' 10" x 10' 7" (4.83m x 3.23m)
Double glazed window, radiator

Kitchen/ Breakfast Room

26' 6" x 10' 3" (8.08m x 3.12m)
Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, gas hob, extractor over, integrated dishwasher, space for fridge freezer, two double glazed windows breakfast bar, double glazed patio doors to rear, wood effect laminate floor

Utility

8' 3" x 5' 4" (2.51m x 1.63m)
Base and wall units, roll edge work top, space and plumbing for washing machine, wall mounted gas boiler, wood effect laminate floor, double glazed door to rear

First Floor Landing

Loft access, storage cupboard

Bedroom One

11' 1" x 9' 6" (3.38m x 2.90m)
Double glazed window, radiator, wardrobe space in recess, door to:-

En Suite

6' 5" x 6' (1.96m x 1.83m)
Shower cubicle, low level WC, wash hand basin, radiator, double glazed window, wood effect laminate floor

Bedroom Two

13' 11" into recess x 8' 6" (4.24m into recess x 2.59m)
Double glazed window, radiator

Bedroom Three

9' 10" x 8' 11" (3.00m x 2.72m)
Double glazed window, radiator

Bedroom Four

10' 5" max x 8' 10" max (3.17m max x 2.69m max)
Double glazed window, radiator

Bedroom Five

8' 8" x 7' 2" (2.64m x 2.18m)
Double glazed window, radiator

Family Bathroom

7' 11" x 5' 6" (2.41m x 1.68m)
Bath with electric shower over and shower screen, low level WC, wash hand basin, heated towel rail, part tiled walls, double glazed window, wood effect laminate floor

Outside

To the front of the property is a lawned area and to the side is a detached double garage with twin up and over doors, power and light and courtesy door to the good size rear garden which is laid mainly to lawn with a paved patio and it is enclosed by timber fencing.



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welcome to

Poachers Way, Terrington St. Clement KING'S LYNN

- Popular Village of Terrington St Clement
- Detached Family Home
- Five Bedrooms
- En Suite to Master
- Large Breakfast/ Kitchen

Tenure: Freehold EPC Rating: C

offers in excess of
£400,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
KLN115676 - 0004

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