



**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.



view this property online williamhbrown.co.uk/Property/KLN115676



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
Council Tax Band: D

£390,000



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



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN115676



Property Ref:
KLN115676 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



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



williamhbrown.co.uk