



Perkin Field, Terrington St. Clement, King's Lynn, PE34 4JR

welcome to

Perkin Field, Terrington St. Clement, King's Lynn

Located in the popular village of Terrington St Clement which has a good range of local facilities is this beautifully presented four bedroom detached property with rear garden and garage, providing ample off road parking. Viewings are highly recommended to appreciate all this property has to offer.



Entrance Door

Entrance Hall

Stairs to first floor, radiator, under stair storage cupboard

Lounge

15' 7" max x 10' 6" max (4.75m max x 3.20m max)
UPVC double glazed window to front, radiator

Cloakroom

Low flush WC, pedestal hand wash basin with tiled splashbacks, extractor

Kitchen/Breakfast Room

14' 7" max x 8' 2" max (4.45m max x 2.49m max)
Fitted kitchen comprising of units at base and wall level, roll edged work top surface, inset stainless steel sink/drain, tiled splashbacks, eye level double oven, electric hob and extractor over, UPVC double glazed window.

Opens into Dining Area

Dining Area

10' 6" max x 8' 2" (3.20m max x 2.49m)

Garden Room

18' 1" x 12' 3" max (5.51m x 3.73m max)
Solid roof and inset spot lighting, double doors and a single door to the rear garden

Utility Room

Matching kitchen units at base and wall level, worktop surface inset with stainless steel sink, tiled splashbacks, wall mounted oil boiler serving radiator heating and domestic hot water, space and plumbing for washing machine, space and vent for tumble dryer, radiator, UPVC double glazed window, double glazed exit door, integral door through to garage.

First Floor Landing

walk-in airing cupboard housing hot water cylinder and slatted shelving, UPVC double glazed window, radiator

Bedroom One

11' 4" x 10' 8" (3.45m x 3.25m)
UPVC double glazed window to rear, radiator, fitted wardrobes

En Suite

Corner tiled shower cubicle, low flush WC, pedestal wash basin, tiled splashbacks, shaver point, UPVC double glazed window, radiator, extractor, spotlights

Bedroom Two

10' 9" x 10' 6" max (3.28m x 3.20m max)
UPVC double glazed window to front, radiator, built-in double wardrobe

Bedroom Three

8' 3" x 7' 3" (2.51m x 2.21m)
UPVC double glazed window to front, radiator, built-in double wardrobe

Bedroom Four

7' 7" x 8' 2" (2.31m x 2.49m)
UPVC double glazed window to rear, radiator, built-in wardrobes

Bathroom

Suite comprising of bath, hand wash basin with built in vanity unit, low flush WC, UPVC double glazed window, extractor, spotlights, radiator

Outside

To the front of the property there is a lawned garden with shrubs and trees to borders. A gravel driveway providing parking and leading to:

Integral Double Garage

With twin up and over doors, power points, light.

There is a paved pathway with entrance gate to the side of the property leading to the rear where there is a block paved patio, lawned garden. The back garden is enclosed by timber screen fencing. There is also a concrete hard-standing area with useful shed and further timber garden shed.

Agent Note

The property benefits from solar panels



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welcome to

Perkin Field, Terrington St. Clement King's Lynn

- Modern Detached House
- Four Bedrooms
- En Suite to Master
- Garden Room
- Double Garage

Tenure: Freehold EPC Rating: D

offers in excess of
£350,000



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

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Property Ref:
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01553 771337



KingsLynn@williamhbrown.co.uk



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



williamhbrown.co.uk