





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 good local amenities is this well presented five bedroom detached family home which is being offered with no onward chain. Viewing highly recommended to appreciate all this spacious family home has to offer.













#### **Double Glazed Entrance Door To:**

#### **Entrance Hall**

Wood effect laminate floor, radiator, stairs to first floor

## Study

9' 10" x 7' 5" ( 3.00m x 2.26m ) Double glazed window, radiator, wood effect laminate floor

#### Cloakroom

Low level WC, wash hand basin, radiator

## Lounge

15' 5" x 12' 3" ( 4.70m x 3.73m )

Double glazed bay window, fireplace with inset electric fire, radiator, wood effect laminate floor, door to:-

## **Dining Room**

10' 8" x 9' 10" ( 3.25m x 3.00m )

Double glazed patio doors to rear, radiator, wood effect laminate floor

#### Kitchen

11' 5" x 10' 7" ( 3.48m x 3.23m )

Range of base and wall units, roll edge work top, inset ceramic sink with mixer tap over, built-in double oven, electric hob, extractor over, space for fridge freezer and dishwasher, ceramic tiled floor, double glazed window, radiator, opening to:-

## Utility

8' 7" x 5' 2" ( 2.62m x 1.57m )

Space and plumbing for washing machine, dryer and fridge freezer, ceramic tiled floor, radiator, larder cupboard, double glazed door to rear

## First Floor Landing

Split level landing, airing cupboard housing hot water tank, loft access

#### **Master Bedroom**

14' 2" x 10' 9" ( 4.32m x 3.28m ) Double glazed window, radiator, fitted double wardrobe, door to:-

#### **En Suite**

Shower cubicle, low level WC, wash hand basin, ceramic tiled floor, part tiled walls, radiator, double glazed window

#### **Bedroom Two**

11' 2" x 10' 9" ( 3.40m x 3.28m ) Double glazed window, radiator

#### **Bedroom Three**

11' 11" x 10' 11" ( 3.63m x 3.33m ) Double glazed window, radiator

## **Bedroom Four**

10' x 8' 2" ( 3.05m x 2.49m ) Double glazed window, radiator

## **Family Bathroom**

8' 2" x 7' 2" ( 2.49m x 2.18m )

bath with shower mixer tap, low level WC, wash hand basin, part tiled walls, double glazed window, radiator

### **Bedroom Five**

14' x 14' 7" ( 4.27m x 4.45m )

Double glazed window, radiator, storage cupboard





Outside

double garage.

To the front is a driveway giving access to a double

garage with twin up and over doors, power and light. The rear garden is a good size and laid mainly to

lawn with a lean-to potting shed and is enclosed by

timber fencing. There is a integral door to the

## welcome to

# Perkin Field, Terrington St. Clement King's

Lynn

- Popular Village of Terrington St Clement
- Detached Family Home
- Five Bedrooms
- En Suite to Master
- Three Reception Rooms

Tenure: Freehold EPC Rating: Awaited

offers over

£400,000

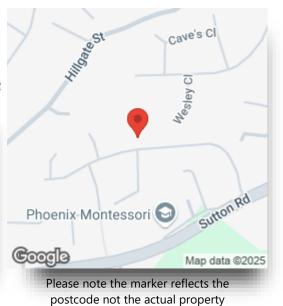


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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









check out more properties at williamhbrown.co.uk



Property Ref: KLN118925 - 0002 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.



# 01553 771337



KingsLynn@williamhbrown.co.uk



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



williamhbrown.co.uk

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.