



**The Old Smithy, Eastgate Lane, Terrington St. Clement, KING'S
LYNN, PE34 4NU**

welcome to

The Old Smithy, Eastgate Lane, Terrington St. Clement, KING'S LYNN

NO CHAIN Ideal opportunity to purchase this beautifully presented 3 bedroom detached bungalow which has a NEW (2025) SELF - CONTAINED one bedroom annex which would be ideal for a teenager or elderly parents or could be used for business use or air B&B (subject to appropriate planning consent)



Entrance Door To:-

Entrance Hall

Wood effect laminate floor, radiator, loft access to boarded, standing height loft providing excellent storage and potential for hobby use

Open Plan Kitchen/Lounge

21' 8" max x 19' 9" (6.60m max x 6.02m)

Wood effect laminate floor, two double glazed windows, two sets of double glazed patio doors. Wood burner. Central island with Corian work surfaces and drawers below. Full height fitted units Integrated appliances: microwave combination oven and grill, steam oven and grill, coffee machine, electric hob with extractor over, integrated fridge-freezer and dishwasher. Inset spotlights and access to boarded loft/ storage space.

Bathroom

8' 7" x 4' 11" (2.62m x 1.50m)

Bath with shower mixer tap and shower screen, tiled splashbacks, wash hand basin in concealed unit with drawers below, low level WC, in concealed unit, double glazed window, heated towel rail, ceramic tiled floor

Bedroom One

11' 8" x 11' 2" (3.56m x 3.40m)

Two double glazed windows, radiator, door to:-

En Suite

Shower cubicle, low level WC in concealed unit, wash hand basin with drawers below, wall mounted heater, fitted mirror, ceramic tiled floor

Bedroom Two

10' 10" x 9' (3.30m x 2.74m)

Double glazed window, radiator

Bedroom Three

8' 11" max x 6' 8" (2.72m max x 2.03m)

Wood effect laminate floor, radiator, double glazed window

Outside

Ample off road parking, garage, dedicated wood store and well maintained rear garden laid mainly to lawn.

The garage off the Annex was constructed with an insulated cavity wall and the first layer of loft insulation. This was done to aid any future conversion of the garage into a double bedroom. The garage has also been fitted with power sockets. Dedicated wood store.

Self - Contained Annexe

Newly completed May 2025 and never occupied and provides:-

Open Plan Kitchen/Living Room

18' 11" max x 9' (5.77m max x 2.74m)

Wood effect laminate floor, radiator, range of base and wall units, roll edge work top, inset sink with mixer tap over, space for fridge and washing machine, inset oven, electric hob, extractor over, loft access, opening to:-

Bedroom Area

9' 2" x 5' 5" (2.79m x 1.65m)

Double glazed window, radiator, wood effect laminate floor

Shower Room

Wash hand basin, low level WC, shower unit, heated towel rail, storage cupboard. Door leading to the garage.

Outside

Independent access, ensuring privacy - ideal for a relative, guest accommodation or business use (subject to planning consent)



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welcome to

The Old Smithy, Eastgate Lane, Terrington St. Clement, KING'S LYNN

- Detached Bungalow
- Three Bedrooms
- Open Plan Kitchen/Lounge/Dining Area
- En Suite to Master
- New Self - Contained One Bedroom Annex

Tenure: Freehold EPC Rating: B
Council Tax Band: C



Floor Plan



Annex

offers over
£425,000

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



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Property Ref:
KLN119048 - 0007

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