



**Hay Green Road South, Terrington St. Clement, King's  
Lynn, PE34 4PU**



**welcome to**

**Hay Green Road South, Terrington St. Clement, King's Lynn**

Located in a rural setting along Hay Green Road South is this beautifully presented three bedroom detached bungalow. The property benefits from a garden room, utility room, ample off road parking, garage and No Onward Chain. Viewing is highly recommended.



## Composite Front Door To

### Spacious Entrance Hall

Radiator, vinyl floor, radiator

### Lounge

16' 2" x 12' into recess ( 4.93m x 3.66m into recess )

Fireplace in marble surround, double glazed window, radiator, opening to:-

### Study Area

14' 2" x 5' 11" ( 4.32m x 1.80m )

Double glazed window, radiator

### Kitchen

12' 8" x 5' 11" ( 3.86m x 1.80m )

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, electric hob, extractor over, space for fridge freezer, double glazed window

### Dining Area

12' 1" x 9' 10" ( 3.68m x 3.00m )

Radiator, storage cupboard housing hot water tank, larder cupboard, radiator, archway opening to:-

### Utility Room

12' 2" x 7' ( 3.71m x 2.13m )

Stainless steel sink with cupboards below, space and plumbing for washing machine and dryer, double glazed window

### Garden Room

22' 2" x 6' 11" ( 6.76m x 2.11m )

Six double glazed windows overlooking garden with six custom made blinds, polycarbonate roof, radiator, double glazed door to rear, integral door to garage

### Bedroom One

11' 7" x 9' 6" to fitted wardrobes ( 3.53m x 2.90m to fitted wardrobes )

Double glazed window, radiator

### Bedroom Two

10' 11" x 7' 10" ( 3.33m x 2.39m )

Double glazed window, radiator

### Bedroom Three

7' 9" x 7' 8" ( 2.36m x 2.34m )

Double glazed window, radiator

### Family Bathroom

11' 6" x 6' ( 3.51m x 1.83m )

Walk-in double shower unit, bath with central mixer tap, low level WC, wash hand basin in vanity unit, upright radiator, part tiled walls, double glazed window.

### Outside

To the front is a driveway giving off road parking for approximately 2/3 cars and leads to a single GARAGE 18ft 7" x 8ft 11" with up and over door, power and light. The front garden is laid mainly to lawn with flower and shrubs and side access leads to the well maintained rear garden which is laid mainly to lawn with mature shrubs, trees planters and patio area.



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## Hay Green Road South, Terrington St. Clement, King's Lynn

- No Onward Chain
- Detached Modern Bungalow
- Three Bedrooms
- Utility Room
- Garden Room

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

# £325,000



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](http://www.focalagent.com)



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postcode not the actual property

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