



Tuxhill Road, Terrington St. Clement, King's Lynn, PE34 4PX

welcome to

Tuxhill Road, Terrington St. Clement, King's Lynn

A RARE OPPORTUNITY! To purchase a 3 bedroom semi-detached house with a 2 bedroom annexe and the possibility of changing the garage extension to a further annexe! The property is set on a good sized plot and features off road parking, a garage and gated archway through to rear.



Accommodation Comprises:

Main House:

UPVC entrance door to:

Entrance Hall

Textured ceiling, ornamental beams, telephone point, stairs to first floor with understairs cupboard, double radiator.

Bedroom Three / Sitting Room

12' x 11' max (3.66m x 3.35m max)

Textured ceiling, ornamental beams, television point, UPVC double glazed bow window to front, feature fire place in brick surround and side plinth with tiled hearth.

Lounge / Diner

9' 10" x 11' max (3.00m x 3.35m max)

UPVC double glazed window, textured ceiling, ornamental beams, television point, single and double radiator, feature open fireplace in brick surround with side plinth and tiled hearth.

Kitchen / Breakfast Room

16' 2" narrowing to 15' 6" x 16' 2" max (4.93m narrowing to 4.72m x 4.93m)

Pine clad ceiling, telephone socket, television point, wide to side, french doors to side, range of wall and base units with work surfaces, pull out larder units, tiled splash backs, one and a half bowl ceramic sink with single drainer and mixer tap, feature central brick pillar, oak dining table surrounding pillar, electric oven, electric hob, extractor over, built-in fridge freezer, integral dishwasher, built-in microwave.

Inner Lobby

Airing cupboard housing hot water cylinder, textured ceiling.

Bathroom

7' 7" x 7' 2" (2.31m x 2.18m)

Skimmed and coved ceiling, tiled flooring, UPVC double glazed window, heated towel rail, extractor, part tiling, wood panelled bath, mixer tap and

shower attachment over, vanity surface with inset wash hand basin and cupboard under, low level WC, bidet.

Rear Entrance Hall

Textured ceiling, ornamental beams, single radiator, door to storm porch leading to:

Utility Room

9' 10" max x 9' max (3.00m max x 2.74m max)

Double radiator, telephone point, plumbing and space for washing machine, window, oil boiler, work surface with inset stainless steel sink with mixer tap over and cupboard under.

Store Room

10' 5" x 10' (3.17m x 3.05m)

Power and light

Cloakroom

Low level WC

First Floor Landing

UPVC double glazed windows to two aspects, textured ceiling, ornamental beams.

Master Bedroom

16' 9" x 10' 7" (5.11m x 3.23m)

UPVC double glazed window, radiator, telephone point, built-in wardrobe with three doors, textured ceiling and ornamental beams.

En-Suite

7' 11" x 7' 10" max (2.41m x 2.39m max)

Skimmed and coved ceiling, UPVC double glazed window, part tiling, double radiator, vanity unit, panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC, bidet.

Bedroom Two

11' 11" x 11' max (3.63m x 3.35m max)

Textured ceiling, ornamental beams, access to roof space, radiator, UPVC double glazed window.

Adjoining Extension:

Please note, planning permission for change of use has not been granted for the extension.

Kitchen / Living Room

13' 7" max x 12' 5" max (4.14m max x 3.78m max)

Textured ceiling, ornamental beams, wood laminate flooring, telephone point, double radiator, airing cupboard with radiator and shelves, double glazed doors to the arch to the side, entrance door to rear, UPVC double glazed window to rear, range of matching base and wall units with worktop surfaces over, composite sink unit with single drainer and mixer tap over, electric oven, ceramic hob with stainless steel splashback, extractor over.

Bedroom

9' x 8' 7" (2.74m x 2.62m)

Ornamental beams, television point, built-in wardrobe, fitted bedroom cabinets, UPVC double glazed window to front.

En-Suite

8' 6" x 4' 1" (2.59m x 1.24m)

Corner shower cubicle with electric shower, pedestal hand wash basin, low level WC, heated towel rail, UPVC double glazed window to rear, low level WC.

Bungalow Annexe

UPVC entrance door to:

Entrance Hall

Built-in storage cupboard.

Kitchen / Living Room

15' 9" x 10' 10" (4.80m x 3.30m)

Open plan room that does require completion but features all kitchen units and appliances. The room has double glazed windows to two aspects, television point, plumbing.

Utility Room

8' 3" x 5' 5" (2.51m x 1.65m)

Access to roof space, radiator, oak block work surface with butler sink, plumbing for washing machine with new appliance, built-in fridge/freezer,



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welcome to

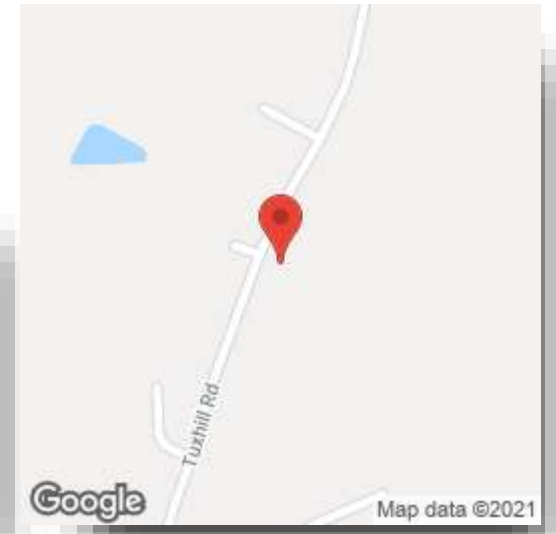
Tuxhill Road, Terrington St. Clement, King's Lynn

- Three bedroom semi-detached house
- 2 bedroom annexe with possibility to turn the garage conversion into a 2nd annexe
- Gated archway to courtyard
- Perfect for multi-generational families living together
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Tenure: Freehold EPC Rating: E

offers in excess of

£380,000



Please note the marker reflects the
postcode not the actual property

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