

DIRECTIONS

Sat Nav: PE34 4HX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

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31 Marsh Road Terrington St. Clement King's Lynn PE34 4HX

**DETACHED THREE BEDROOM BUNGALOW WITH DRIVEWAY PARKING
AND A WELL MAINTAINED GARDEN. IMMACULATELY PRESENTED.**

King's Lynn

£395,950 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL

Laminate flooring, storage cupboard, double radiator

15'1 x 14'1 (4.60m x 4.29m)

LOUNGE

Fitted carpet, French doors to rear patio, multifuel burner with tiled hearth.

22'1 x 14'1 (6.73m x 4.29m)

KITCHEN / DINER

Range of modern wall base and drawer units with worktop over, large space for oven (discussion available for the current one), space for fridge/freezer, integrated microwave, integrated dishwasher and bin storage. Centre Island with breakfast bar, French doors to the rear garden, large rear window above feature tap with open field views. Earth effect tiled flooring.

UTILITY ROOM

Range of base and wall units with worktop over, space for tumble drier and under counter freezer, window to the rear aspect. Tiled flooring continued through from kitchen.

BEDROOM ONE

Fitted carpet, window to front aspect, ample space for all storage, double radiator, leading to modern en-suite wet room.

15'10 x 12'0 (4.83m x 3.66m)

ENSUITE

Stunning surround stone effect glossed tiles, Wet room shower, hand wash basin with vanity unit, W.C, obscured window

BEDROOM TWO

Laminate flooring, double radiator, window to front aspect, ample space for storage.

13'1 x 12'0 (3.99m x 3.66m)

BEDROOM THREE

Fitted carpet, double radiator, window to front aspect.

12'0 x 9'1 (3.66m x 2.77m)

BATHROOM

Four piece suite comprising of bath with surround wall tiling, built-in hand wash basin with vanity units, concealed W.C, double walk in shower enclosure with surround wall tiling, heated towel rail, obscured window to side and vinyl flooring.

REAR OF PROPERTY

Well maintained rear garden mainly laid to lawn with established shrubs and plants including box hedging. Brick built borders. Open field views. Covered seating area on patio area, including electric sockets, perfect for entertaining.

FRONT OF PROPERTY

Wooden gated entrance. Grape, pear and apple trees. Opening into a brick weave driveway providing ample parking for multiple vehicles.

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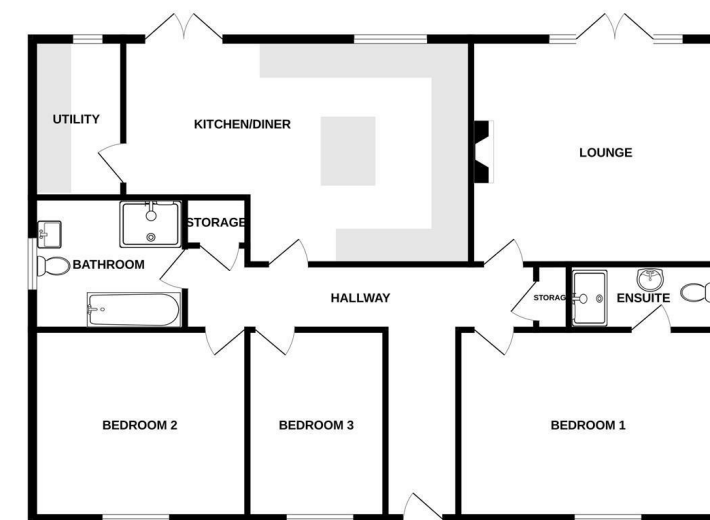
MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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Situated on Marsh Road in the charming village of Terrington St. Clement, this immaculately presented detached bungalow offers a perfect blend of comfort and style. With three generously sized bedrooms, including a master suite complete with an ensuite shower room, this home is ideal for families or those seeking extra space. As you enter, you are welcomed into a bright and spacious reception room, where a multi-fuel burner creates a warm and inviting atmosphere, perfect for cosy evenings. The open plan kitchen diner is a standout feature, boasting a breakfast island that encourages family gatherings and casual dining. The kitchen is thoughtfully designed, complete with a unique wooden light fitting, adding a touch of character to this modern space. The property also includes a well-appointed family bathroom featuring a four-piece suite, ensuring convenience for all residents. Each room is filled with natural light, enhancing the overall sense of space and comfort throughout the home. Outside, the well-maintained garden provides a tranquil retreat, complete with a seating area that offers stunning views of the surrounding fields. This outdoor space is perfect for entertaining or simply enjoying the peaceful countryside. In summary, this delightful bungalow on Marsh Road is a rare find, combining modern living with the charm of rural life. With its spacious layout, beautiful garden, and convenient location, it is an excellent opportunity for anyone looking to settle in a serene yet accessible area.

GROUND FLOOR



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