



Sunnyside

Terrington St. John

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Sunnyside

Terrington St. John, Wisbech, Cambridgeshire
PE14 7SG

Thoroughly Renovated Semi-Detached Home

Renovation Completed with Building
Regulations Oversight

Final Certificate Issued by London
Building Control – June 2026

Two/Three Flexible Bedrooms

Principal Bedroom with Walk-
Through Wardrobe and Ensuite

Contemporary Kitchen and
Modern Bathroom Finishes

New Worcester Oil-Fired Heating System

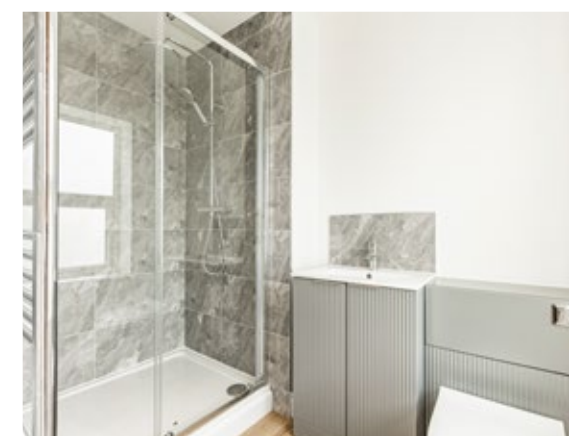
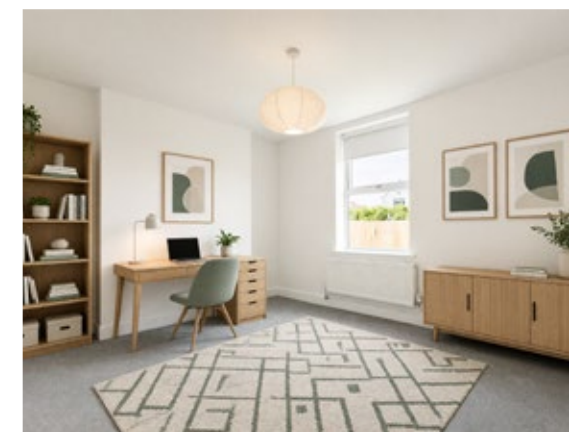
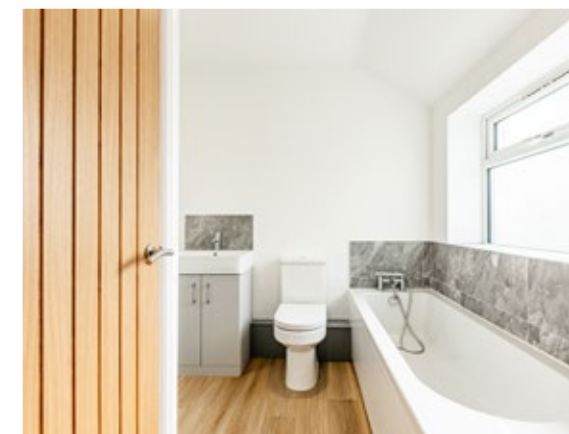
Ample Off-Road Parking

Generous Newly Laid Lawn Garden

Offered Chain Free

SOWERBYS KING'S LYNN OFFICE
01553 766741
kingslynn@sowerbys.com





Sunnyside is a thoroughly renovated semi-detached home in Terrington St John, combining the character of the original property with an extensive programme of modernisation and a smart, contemporary finish.

Importantly, this has been far more than a cosmetic refurbishment. The works have included significant internal refurbishment, a new entrance porch and new roof covering, undertaken with Building Regulations oversight and culminating in the issue of a Final Certificate by London Building Control in June 2026. This provides welcome reassurance that considerable thought has gone into what sits behind the finished home, as well as what can immediately be seen.

Inside, the accommodation offers flexibility for modern life, with two first-floor bedrooms complemented by a further ground-floor bedroom that could equally work as a study or additional reception space. The principal bedroom is particularly well considered, incorporating a walk-through wardrobe and its own ensuite.

The renovation continues through the kitchen and bathrooms, with contemporary fittings and a cohesive choice of finishes, while new flooring and carefully selected internal joinery help give the home a consistent feel throughout. A modern oil-fired heating system adds to the practical improvements.

Outside, Sunnyside benefits from ample off-road parking and a generous newly laid lawn garden, creating plenty of space to enjoy without demanding an overly complicated level of upkeep.

For buyers looking for an established home without taking on the usual programme of modernisation themselves, Sunnyside offers an appealing balance: the character of an existing property, extensively refreshed for its next chapter and offered chain free.

DEVELOPER DESCRIPTION

Richard Knight Homes Ltd is a well-established and highly respected family-run housebuilder, with a proud history spanning more than five decades.

Over that time, they have built an enviable reputation across Cambridgeshire, Norfolk and the wider East Anglia region, creating high-quality homes that combine traditional craftsmanship with thoughtful, contemporary design.

At the heart of the business are strong family values, attention to detail and a genuine commitment to building homes of lasting quality. Their longstanding reputation has been earned through consistently high standards and an approach founded on trust and pride in everything they build.



SPECIFICATION AND FEATURES

External Finishes & Construction

- Original red brick construction
- Grey slate roof
- Black-painted timber cladding
- Black half-round guttering with round downpipes
- Agate Grey double-glazed uPVC windows
- Agate Grey composite entrance door
- Shingle-finished driveway
- Textured paving and newly laid lawn
- 6ft feather-edge boundary fencing
- External up-and-down lighting
- Outside water tap
- Separate outbuilding housing the oil-fired boiler
- Worcester Greenstar Heatslave II oil-fired boiler
- Radiator heating

Internal Finishes

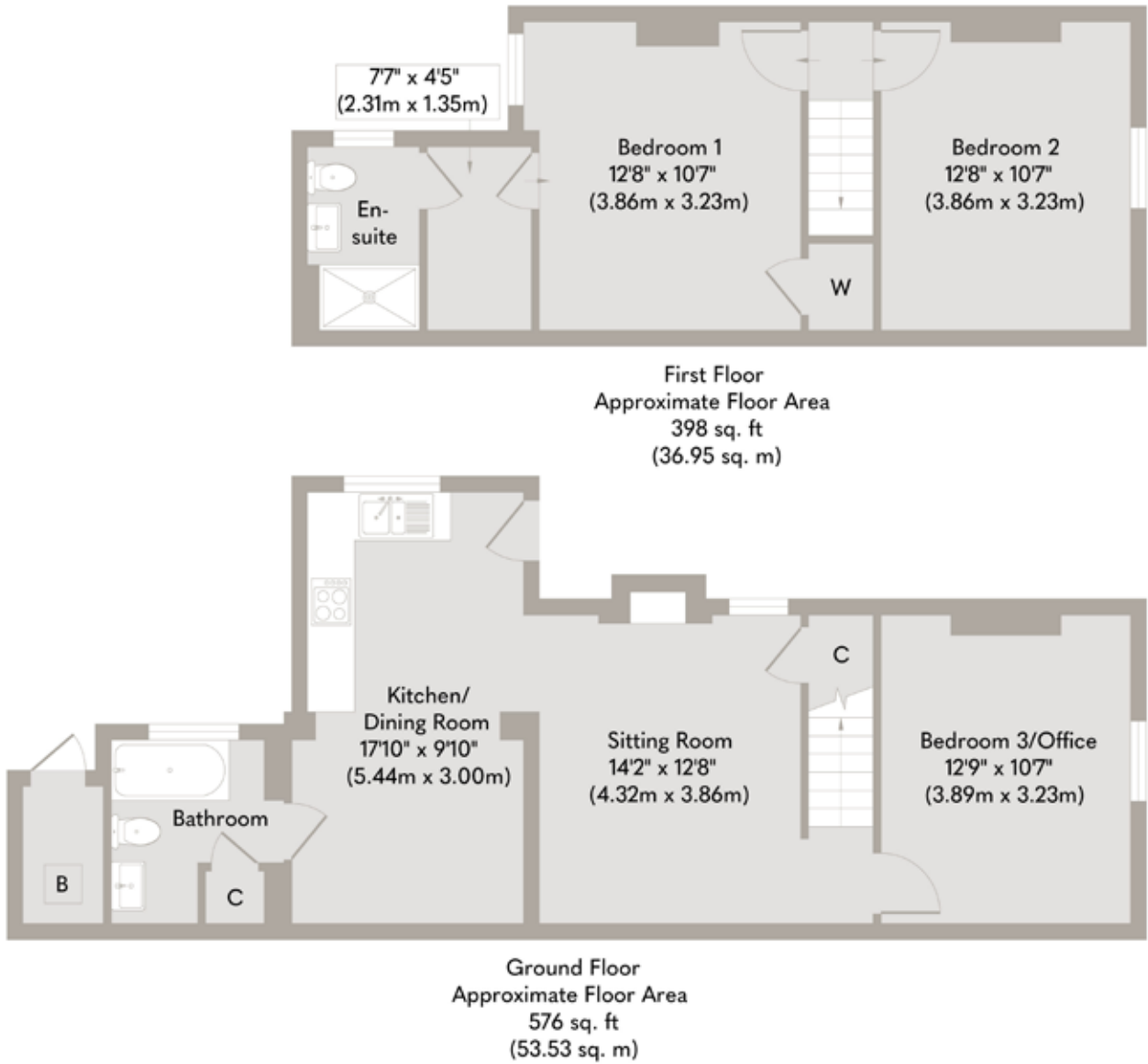
- Luxury Vinyl Plank flooring to kitchen and reception areas
- Luxury Vinyl Plank flooring to bathrooms, ensuites and cloakrooms
- Cedar Falls carpet in Pewter to bedrooms and landing
- Timber staircase and finished oak internal doors
- Torus-profile skirting boards and architraves
- Smoke detection system

Kitchens & Utility Rooms

- Gloss kitchen cabinetry in Sand Grey
- Storm Grey Marble effect worktops and upstands
- Black toughened-glass splashback
- Stainless-steel 1.5 bowl sink
- Brushed nickel swan-neck dual-lever monobloc tap
- Stainless-steel single fan oven
- Black four-zone touch-control ceramic hob with stainless-steel chimney extractor
- Integrated dishwasher

Bathrooms, En-suites & Cloakrooms

- Contemporary sanitaryware and fittings
- Shower mixer with chrome fittings and glass enclosure
- Coordinating wall tiling
- Heated towel rail



Total Approximate Floor Area 974 Sq. Ft. / 90.48 Sq. M.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Terrington St John

A HISTORIC VILLAGE
IN WEST NORFOLK



Terrington St John is a well-connected West Norfolk village surrounded by the open farmland and wide skies of the Fens, conveniently positioned between King’s Lynn and Wisbech with easy access to the A47.

The village offers a good range of everyday amenities, including a GP surgery, pharmacy, convenience shopping and Terrington St John Primary School. For eating out close to home, The Woolpack is a traditional village pub serving food, while The Barn is a well-established local restaurant. The historic Church of St John the Baptist also provides an attractive focal point within the village.

Regular bus services connect Terrington St John with both King’s Lynn and Wisbech, each around six miles away. King’s Lynn offers a broad choice of shops, supermarkets, restaurants and leisure facilities, while Wisbech provides further everyday amenities and an attractive Georgian town centre. From King’s Lynn railway station, direct services run to London King’s Cross.

For days out, the village is well placed for exploring West Norfolk. Castle Rising, with its impressive medieval castle, and the Royal Sandringham Estate are both within easy reach, while the coastline at Hunstanton lies further north. King’s Lynn itself combines a historic waterfront with cultural attractions and entertainment, making Terrington St John a practical base for both rural living and access to the wider region.



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired heating to radiators.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///remover.enter.justifies

AGENT’S NOTE

The property is subject to an overage provision – please contact us for further details. Some images used have been virtually staged to show how the property could look once furnished and are for representative purposes only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL



The Property
Ombudsman

