



Station Road, Clenchwarton

what3words; neck.bath.pose

£225,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 3

Some homes are all about what they are today. Others are about what they could become.

Set along Station Road in the ever-popular village of Clenchwarton, this extended three-bedroom semi-detached home offers something increasingly rare, the opportunity to create a home that reflects your own style and vision, all while enjoying generous living space, a substantial garden, and a wonderfully connected village setting.

Life here moves at a comfortable pace. From your front door, it's an easy stroll to the village school, local shop, or the welcoming village pub. There's a real sense of community, yet open countryside is never far away, offering the best of both worlds.

Step inside and you'll quickly appreciate the proportions on offer. The home has been extended over the years, creating a layout that feels surprisingly spacious and full of potential. While modernisation is required, what exists is a fantastic foundation upon which to build something special.

The living spaces are particularly appealing. The living room, dining room and family room flow naturally into one another, creating a home that feels sociable and adaptable. Each room retains its own identity, allowing for cosy evenings, family gatherings or entertaining friends, while still enjoying an openness that modern buyers often seek.

The family room is a particular highlight. Filled with natural light from both the garden doors and overhead rooflight, it's a space that feels connected to the outdoors and full of possibilities. Whether it becomes a relaxed garden room, a playroom, home office or an extension of your entertaining space, it's ready to evolve around your lifestyle.

The kitchen, rear lobby and ground floor cloakroom complete the downstairs accommodation, providing the practical framework for everyday living.

Upstairs, the generous proportions continue. Two excellent double bedrooms sit alongside a comfortable third bedroom and the family bathroom. Like the rest of the property, these spaces offer a blank canvas for someone looking to put their own stamp on a home.

Outside, the opportunities become even more exciting.

The rear garden stretches to over 100 feet in length (subject to measured survey), creating a space that feels increasingly rare to find. There's room here for everything, summer entertaining on the patio, family games on the lawn, greenhouse growing projects, workshops, hobbies and storage thanks to the various outbuildings already in place. At the far end of the garden, you could add a dedicated area for growing fruit and vegetables offers the chance to embrace a more self-sufficient lifestyle if desired.

Off-road parking and a detached garage add further practicality, ensuring the home works just as well day-to-day as it does as a long-term project.

This is not a property that demands immediate perfection. Instead, it offers something far more valuable, the chance to create it. With space, flexibility and a thriving village location already in place, all that's missing is your vision.

And that is where the exciting part begins.

Tenure: Freehold

Property Type: Semi Detached House

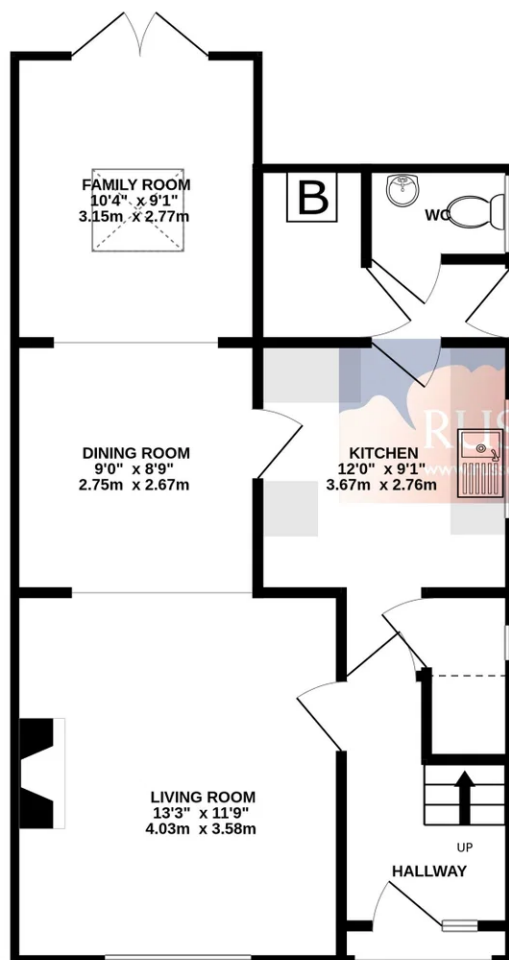
- Semi-Detached House
- Three Bedrooms
- No Onward Chain
- Popular West Norfolk Village
- Off-road Parking and Garage
- Versatile Accommodation - Three Reception Rooms
- Deceptively Large Garden
- Oil Fired Central Heating
- Potential to Extend and Improve - Subject to planning permission
- Walking Distance to Village School and Shop

Disclaimer

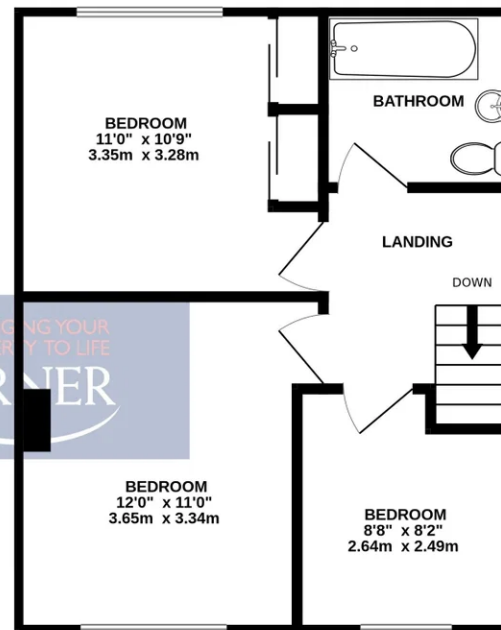
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2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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