

DIRECTIONS

SAT NAV - PE34 4NQ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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25 Caves Close Terrington St. Clement King's Lynn PE34 4NQ

THREE BEDROOM SEMI DECTAHED HOUSE WITH DRIVEWAY PARKING

King's Lynn

£260,000 Freehold

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sales@brittons.net





TERRINGTON ST CLEMENT
Situated in the popular village of Terrington St Clement, this property enjoys a convenient yet peaceful setting with a wide range of local amenities including a supermarket, convenience stores, pharmacy, bakery, cafés, takeaways, doctor's surgery and other everyday essentials. The village is served by well-regarded primary and secondary schools, making it an excellent choice for families. Ideally located around 7 miles from King's Lynn, the village offers easy access to the A17 and A47, with King's Lynn railway station providing direct services to Cambridge and London King's Cross. Combining a strong community atmosphere with excellent amenities and transport links, Terrington St Clement is a highly desirable place to call home.

PORCH

ENTRANCE HALL
Storage cupboards, door to lounge and kitchen, stairs to first floor, double radiator and fitted carpet.

CLOAKROOM
Tiled flooring, W.C, obscured window to side, double radiator

LOUNGE 14'07 x 13'06 (4.45m x 4.11m)
Fitted carpet, sliding doors to conservatory, opening to dining room, brick fireplace, wood burner.

DINING ROOM 15'11 x 8'10 (4.85m x 2.69m)
Window to the front aspect, fitted carpet and a double radiator.

KITCHEN 19'01 x 8'11 (5.82m x 2.72m)
Range of wall mounted base and drawer units with worktop over, space for range cooker, stainless steel sink with drainer, door to utility. Fitted carpet, window to rear garden.

UTILITY ROOM 13'00 x 6'04 (3.96m x 1.93m)
Tiled flooring, triple aspect windows, space and plumbing for washing machine and tumble dryer.

LANDING

MASTER BEDROOM 12'07 x 9'00 (3.84m x 2.74m)
Built-in storage and wardrobes. Window to the rear aspect, double radiator, fitted carpet

BEDROOM TWO 10'09 x 10'08 (3.28m x 3.25m)
Built-in wardrobe/storage, window to the front, double radiator, fitted carpet.

BEDROOM THREE 11'01 x 9'01 (3.38m x 2.77m)
Built-in wardrobe/storage. Window to the front, double radiator, fitted carpet.

FAMILY SHOWER ROOM 8'11 x 8'11 (2.72m x 2.72m)
Three piece suite comprising of a W.C, hand wash basin and a double walk-in shower enclosure, heated towel rail. Vinyl flooring, obscured window to rear aspect.

REAR GARDEN
Low maintenance garden mainly laid to patio to include a timber shed and a further outbuilding.

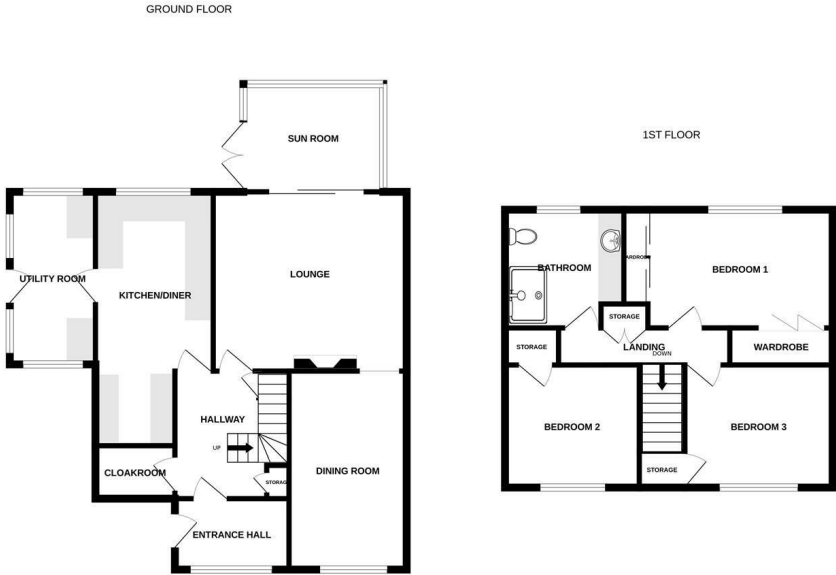
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee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

Nestled in the desirable village of Terrington St. Clement, this delightful semi-detached house on Caves Close offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Each bedroom comes with ample storage space. The heart of the home is undoubtedly the inviting lounge, complete with a traditional fireplace that adds warmth and character. Adjacent to the lounge, you will find a sun room that overlooks the garden, providing a serene space to relax and enjoy the natural light. The separate dining room is perfect for entertaining guests or enjoying family meals. The kitchen is well-equipped and features a separate utility room, making household chores more manageable. The large shower room upstairs boasts a double shower enclosure, offering a refreshing retreat after a long day. Outside, the garden provides a peaceful oasis, ideal for outdoor gatherings or simply unwinding in the fresh air. It also contains a good size workshop with light and power. This property combines practical living with a welcoming atmosphere, making it a wonderful place to call home. With its convenient location and thoughtful layout, this semi-detached house is a fantastic opportunity for anyone looking to settle in this picturesque part of King's Lynn.



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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