

DIRECTIONS

Sat Nav: PE34 4JT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	70
(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.

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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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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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2 Howard Close Terrington St. Clement King's Lynn PE34 4JT

DETACHED FOUR / FIVE BEDROOM HOUSE WITH DRIVEWAY AND LOW MAINTENANCE GARDEN IN POPULAR LOCATION

King's Lynn

£350,000 Freehold

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sales@brittons.net





ENTRANCE HALL

Laminate wood flooring, double radiator, understair storage, cloakroom.

CLOAKROOM

Laminate wood flooring, double radiator, hand wash basin, W.C

LOUNGE

Fitted carpet, window to front, double radiator, traditional wood burner.

15'07 x 10'06 (4.75m x 3.20m)

KITCHEN DINER

Range of wall, base and drawer units with worktop over, integrated oven and electric hob, large sink with drainer under window to rear garden, window to sitting room, door to side, space and plumbing for washing machine. Tiled flooring, two double radiators, sliding doors to garden / sitting room.

25'07 x 10'09 max (7.80m x 3.28m max)

GARDEN / SITTING ROOM

Tiled flooring, two windows to rear garden, French doors to garden, VELUX skylights, underfloor heating with individual thermostat.

16'11 x 9'06 (5.16m x 2.90m)

STUDY/BEDROOM FOUR

Fitted carpet, electric fire, window to front.

16'00 x 8'01 (4.88m x 2.46m)

LANDING

Fitted carpet, airing cupboard, storage cupboard, window to front.

MASTER BEDROOM

Master Bedroom: 11'04" x 10'07". Fitted carpet, built in wardrobe, window to rear, double radiator, en-suite.

11'04 x 10'07 (3.45m x 3.23m)

ENSUITE

Three piece suite comprising of a walk-in shower enclosure, W.C, hand wash basin with vanity unit, double radiator, heated towel rail and obscured window to rear,

BEDROOM TWO

Fitted carpet, built in wardrobe, window to front, double radiator.

10'06 x 10'06 (3.20m x 3.20m)

BEDROOM THREE

Fitted carpet, window to rear, double radiator.

8'07 x 7'06 (2.62m x 2.29m)

STUDY

Fitted carpet, staircase to loft conversion, window to front, double radiator.

8'04 max x 7'08 (2.54m max x 2.34m)

BATHROOM

Three piece suite comprising of a hand wash basin with vanity unit, W.C, fitted bath with electric shower attachment. Tiled flooring, obscured window to side, double radiator.

7'00 x 5'08 (2.13m x 1.73m)

LOFT CONVERSION/ BEDROOM FIVE

Full loft conversion fitted with carpet, electric heating, VELUX skylights, storage and window. Perfect communal space with potential to change into a bedroom (Subject to Approval).

21'09 x 11'04 (6.63m x 3.45m)

REAR GARDEN

Low maintenance garden laid to patio and decorative gravel with established flower beds.

IMPORTANT INFORMATION

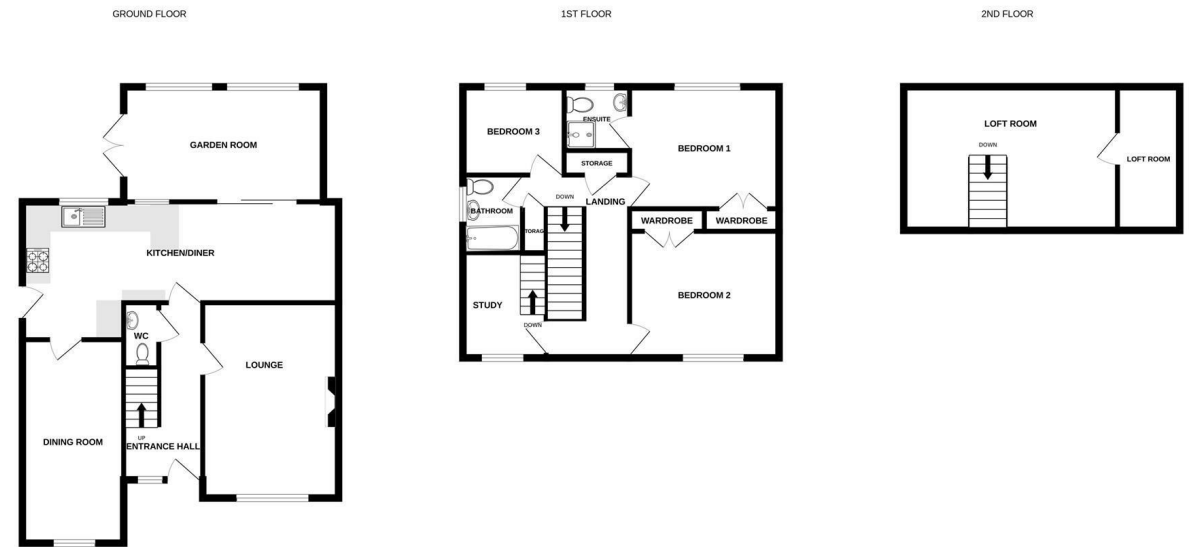
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NO UPWARD CHAIN Nestled in the charming village of Terrington St. Clement, King's Lynn, this delightful detached house on Howard Close offers a perfect blend of comfort and versatility. With four / five bedrooms, this property is ideal for families or those seeking extra space for guests or hobbies. Upon entering, you are greeted by a welcoming lounge featuring a cosy fireplace, perfect for relaxing evenings. The separate dining room, can also be utilized as a fourth bedroom, providing additional flexibility for your lifestyle needs. The heart of the home is undoubtedly the spacious kitchen diner, which boasts ample room for a dining table and seamlessly opens into a bright garden room, creating an inviting space for family gatherings or entertaining friends. The property includes two bathrooms, ensuring convenience for all occupants. Three of the bedrooms are located on the main floor, with a further space currently serving as a study, offers a quiet retreat for work or study. A staircase leads to a loft conversion, which presents an exciting opportunity to create a stunning additional fifth bedroom, subject to planning permission. Outside, the low-maintenance rear garden features decorative gravel and a patio area, providing a lovely space for outdoor relaxation or al fresco dining. Parking is available for multiple vehicles, adding to the practicality of this wonderful home. This property is not just a house; it is a place where memories can be made. With its spacious layout and potential for further development, it is a must-see for anyone looking to settle in this picturesque part of Norfolk.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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