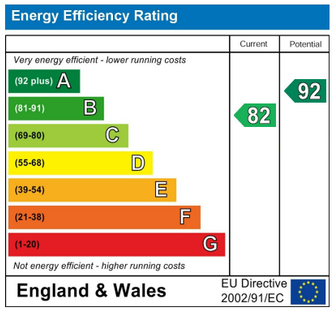
DIRECTIONS

SAT NAV: PE34 4FJ



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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

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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 Brittons Estate 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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17 Saxon Close Terrington St. Clement King's Lynn PE34 4FJ

IMPRESSIVE FOUR BEDROOM DETACHED HOUSE IN SOUGHT AFTER LOCATION WITH GARAGE AND OFF ROAD PARKING

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TERRINGTON ST CLEMENT
Terrington St Clement is a well-served and attractive large village in West Norfolk, situated around seven miles west of King's Lynn and surrounded by open fenland countryside. The village offers an excellent range of everyday amenities, including a supermarket, post office, farm shop, newsagents, bakery, hardware store, takeaways, hairdressers, pubs, and two doctor's surgeries, making it highly convenient for day-to-day living. Families are also well catered for, with both Terrington St Clement Community School and St Clement's High School located within the village. Community facilities such as the village hall, playing fields, parks and local groups contribute to a strong village atmosphere, while regular bus links connect residents to King's Lynn, and more. The local area is known for its rural character, expansive agricultural landscapes and historic charm, including the impressive parish church often referred to as the "Cathedral of the Marshland", offering residents a peaceful countryside setting without sacrificing essential services.

ENTRANCE HALL
Tiled floor with underfloor heating, doors to study, cloakroom, lounge and kitchen, stairs to first floor.

LOUNGE 15'08 x 13'02 (4.78m x 4.01m)
Luxury vinyl tile flooring with underfloor heating, dual windows to front aspect.

STUDY 9'01 x 7'02 (2.77m x 2.18m)
Fitted carpet with underfloor heating, window to front aspect.

CLOAKROOM 7'02 x 3'06 (2.18m x 1.07m)
Tiled flooring with underfloor heating, obscured window to side aspect, W.C with bidet and hand wash basin.

OPEN PLAN KITCHEN DINER 22'04 x 12'06 (6.81m x 3.81m)
Fully fitted modern kitchen with wooden worktops, integrated BOSCH double oven, BOSCH induction hob and hood, integrated BOSCH dishwasher and BOSCH fridge/freezer. Stainless steel sink, dual windows and French doors to rear garden, door to utility room. Porcelain tiled flooring with underfloor heating.

UTILITY ROOM 8'09 x 7'02 (2.67m x 2.18m)
Porcelain tiled flooring with underfloor heating, units with wood worktops, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, window to rear aspect and door to side. Storage and boiler cupboard.

LANDING
Fitted carpet, double radiator, loft access, doors to all rooms and bathroom, airing cupboard.

MASTER BEDROOM 15'02 x 9'08 (4.62m x 2.95m)
Fitted carpet, two double radiators, dual windows to rear aspect, fitted wardrobes with integrated sliding door to en-suite.

ENSUITE
Luxury vinyl tile flooring, obscured window to side aspect, double radiator, and walk-in shower enclosure with marble effect tiles, hand wash basin and W.C, extractor fan.

BEDROOM TWO 15'09 x 9'09 (4.80m x 2.97m)
Fitted carpet, two double radiators, dual windows to front aspect.

BEDROOM THREE 13'10 x 12'01 max (4.22m x 3.68m max)
Fitted carpet, double radiator, dual windows to front aspect.

BEDROOM FOUR 13'08 x 7'02 (4.17m x 2.18m)
Fitted carpet, double radiator, window to rear aspect.

FAMILY BATHROOM 9'07 x 6'09 (2.92m x 2.06m)
Four-piece suite compromising of W.C, hand wash basin, fitted bath and walk-in shower enclosure, surround marble effect tiles. Luxury vinyl tile flooring, double radiator, obscured window to rear aspect,

SINGLE GARAGE

IMPORTANT INFORMATION
MEASUREMENTS: All measurements quoted are approximate.

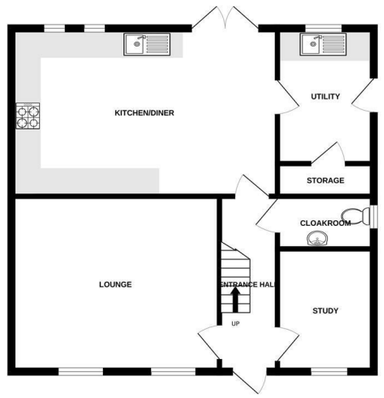
Nestled in the charming village of Terrington St. Clement, Saxon Close presents an exceptional opportunity to acquire a beautifully designed detached house. This property boasts a modern and contemporary aesthetic that is sure to appeal to discerning buyers.

The home features a spacious reception room and a separate study, providing ample space for both relaxation and entertaining. With four well-proportioned bedrooms, including a master suite complete with an ensuite shower room, this residence is perfect for families or those seeking extra space. The family bathroom is elegantly appointed with a four-piece suite, ensuring comfort and convenience for all. The heart of the home is undoubtedly the open plan kitchen diner, which is ideal for family gatherings and social occasions. Additionally, a utility room and a downstairs cloakroom enhance the practicality of the layout. The property benefits from underfloor heating, ensuring a warm and inviting atmosphere throughout.

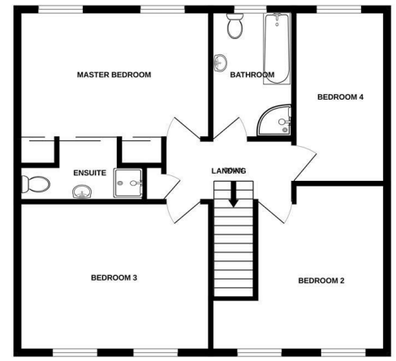
Outside, the landscaped rear garden offers a tranquil retreat, perfect for enjoying the outdoors. The property also includes off-road parking for two vehicles and a garage, providing ample space for your vehicles and storage needs.

Situated in a popular village location, this home is not only well-presented but also offers a sense of community and convenience. It truly needs to be seen to be appreciated. Whether you are looking for a family home or a peaceful retreat, this property is a must-visit.

GROUND FLOOR



1ST FLOOR



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