



**21 Lynn Road, Terrington St Clement**  
King's Lynn PE34 4JU

Offers Over  
**£200,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

How does a cosy evening in front of an open fire sound? If that's your idea of heaven, then this wonderfully proportioned, three double bedroom, semi-detached house is the one for you.

Set in the heart of the popular and much sought after West Norfolk village of Terrington St Clement, the home is a short stroll from the wealth of local amenities, schools, playing field and Church, it's impressive location is combined with a private rear garden, off-road parking, a garage, a modern and efficient air-source heat pump, and a wealth of accommodation for you to enjoy.

A perfect home for first time buyers or ideal for anyone with a growing family, the living accommodation on the ground floor flows effortlessly from room to room. The generous living room and dining room combine to create one fantastic sociable space. Ideal for family nights in gathered round the open fire. The stylish kitchen/breakfast room is perfect for a homework after school, a quick mid week meal after work or a Sunday roast with all the trimmings. Downstairs, you'll also find a contemporary bathroom, complete with four piece suite plus a separate W.C. On the first floor, the impressive room proportions continue. All three bedrooms are comfortable doubles ensuring there's no arguments over who has which room. The loft room is easily accessible from the landing, a handy space for storage, that subject to planning permission, could be used as a fourth bedroom or maybe even a home office.

Outside is a blank canvas ready for you to make your own. There's a private, low maintenance garden to the side, perfect for a morning coffee or dining al-fresco with friends in the sun. To the rear is a lawned garden, the detached single garage and the off-road parking

**Tenure: Freehold**

**Property Type: Semi Detached House**

- Semi-Detached House
- Three Double Bedrooms
- Two Cosy Reception Spaces
- Stylish Kitchen/Breakfast Room
- Private Garden
- Close to Heart of the Village
- Off-road Parking and Garage
- No Onward Chain
- Walking Distance to Local Shools, Shops and Other Amenities
- Modern & Efficient Air Source Heat Pump

#### Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
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.



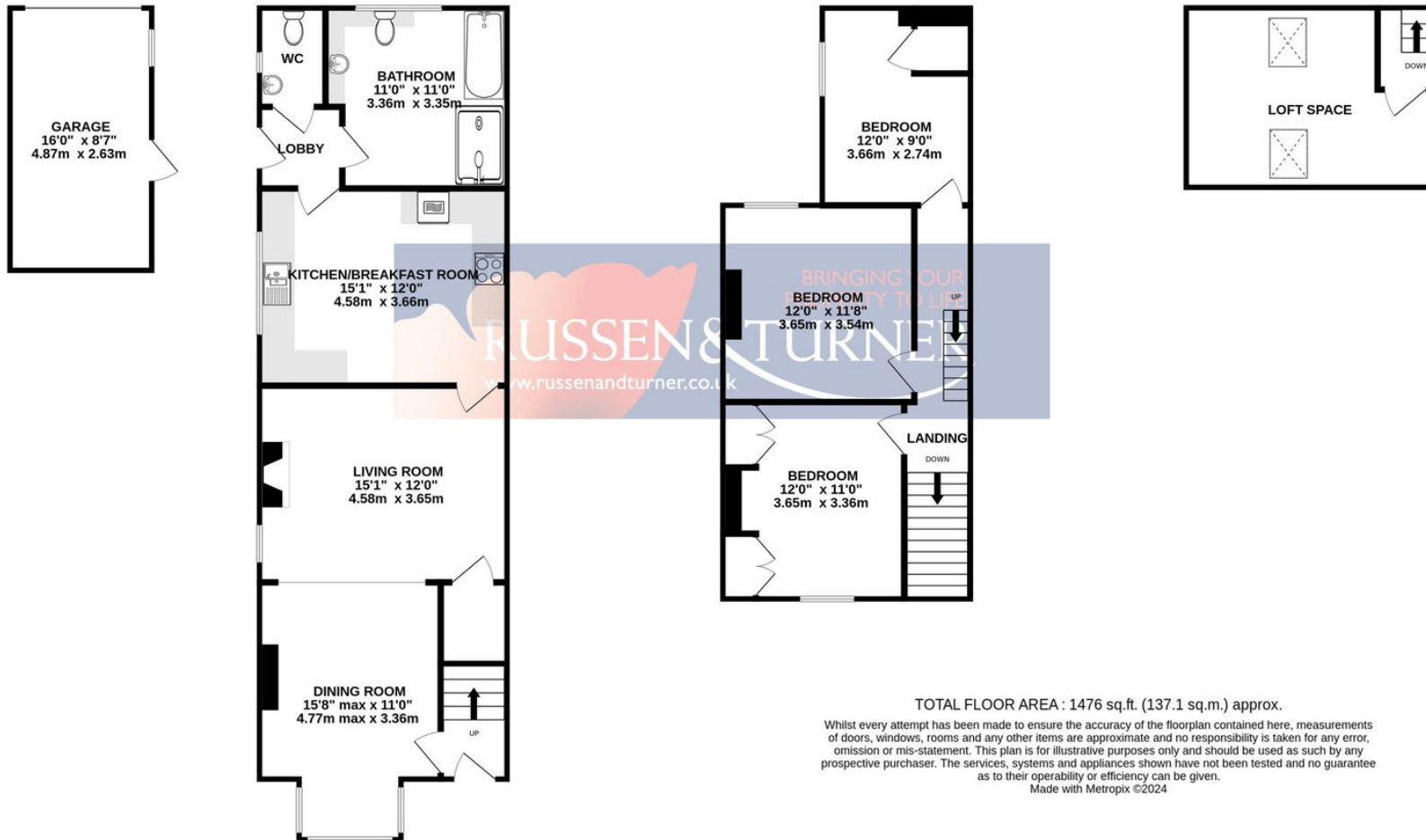
*The perfect spot for getting cosy*



GROUND FLOOR  
856 sq.ft. (79.5 sq.m.) approx.

1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.

2ND FLOOR  
165 sq.ft. (15.3 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq.ft. (137.1 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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