



**Platts Corner, Terrington St. Clement, King's Lynn, PE34 4PX**

**welcome to**

**Platts Corner, Terrington St. Clement, King's Lynn**

Located in a rural part of Terrington St Clement surrounded by fields is this attractive two bedroom semi detached cottage with spacious accommodation and a beautiful south facing cottage style garden. Viewing highly recommended to appreciate all this wonderful property has to offer.



### **Entrance Door To:-**

### **Entrance Porch**

Double glazed window, door to:-

### **Lounge**

14' 9" into recess x 13' 3" ( 4.50m into recess x 4.04m )

Two double glazed windows, wood effect laminate floor, radiator, feature brick fireplace with inset wood burner, recess shelving, stairs to first floor, ceiling beams

### **Dining Room**

18' 11" x 12' 11" ( 5.77m x 3.94m )

Ceiling beams, featured arch window to front aspect , further double glazed window, double glazed sliding door to rear, wood effect laminate floor, feature wood burner in brick surround opening to:-

### **Kitchen**

18' 2" x 6' 6" ( 5.54m x 1.98m )

Range of base and wall units, roll edge work top, inset ceramic sink with mixer tap over, fitted double oven and microwave, electric hob, extractor over, integrated fridge freezer, breakfast bar, two double glazed windows, wood effect laminate floor

### **Utility Room/Cloakroom**

8' 5" x 7' 4" ( 2.57m x 2.24m )

Space and plumbing for washing machine and dryer, fitted cupboard, low level WC, wash hand basin with cupboards below, wood effect laminate floor, radiator, double glazed window

### **Rear Lobby**

Oil boiler, space for fridge and freezer, door to rear

### **First Floor Landing**

Decorative beams, double glazed window

### **Bedroom One**

13' 5" x 9' 7" ( 4.09m x 2.92m )

Full width and height wardrobes, further fitted cupboard, wood effect laminate floor, radiator, double glazed window, ceiling beam, ceiling fan

### **Bedroom Two**

10' 1" x 8' 5" ( 3.07m x 2.57m )

Double glazed window, radiator

### **Shower Room**

Large corner shower cubicle with rain water shower head, low level WC, wash hand basin with fitted cupboards and shelving, wood effect tile floor, radiator, double glazed window

### **Outside**

To the front of the property there is a gravel drive giving off road parking for approximately 3 cars. Side gate gives access to the wonderful cottage style garden which is an absolute delight and comprises a large, decked area and garden pond. An open front timber framed dwelling ideal for undercover seating al fresco area. The south facing garden leads onto a lawned garden with a variety of mature shrubs and plants. The decking stretches to the side and covered decking to the rear of the property with more garden area. Brickweave leads to a detached barn/workshop with pantile roof and attic area and on the other side a useful office of games room. The garden has a large variety of shrubs, plants and fruit trees including two fig trees, four cherry trees, apple tree and grape and kiwi vines. Garden shed and outside water supply.

### **Agents Note**

Water is a private water supply from the local farmer. Sewerage is a private cesspit. Oil heating.



**view this property online** [williamhbrown.co.uk/Property/KLN120010](http://williamhbrown.co.uk/Property/KLN120010)

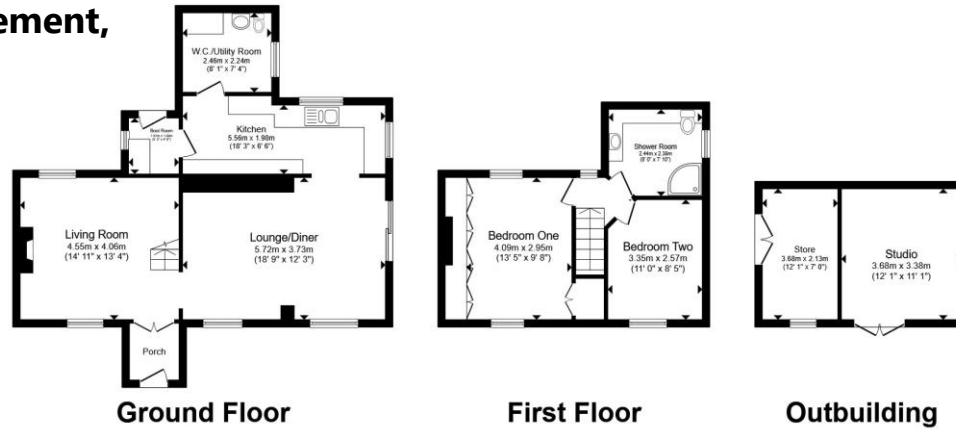


welcome to

## Platts Corner, Terrington St. Clement, King's Lynn

- Rural Location
- Semi Detached House
- Two Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room

Tenure: Freehold EPC Rating: E  
Council Tax Band: C



**£280,000**

Total floor area 116.6 m<sup>2</sup> (1,255 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Please note the marker reflects the  
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/KLN120010](http://williamhbrown.co.uk/Property/KLN120010)



Property Ref:  
KLN120010 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30  
1ES



[williamhbrown.co.uk](http://williamhbrown.co.uk)