



**Hay Green Road South, Terrington St. Clement, King's Lynn, PE34 4PU**





**welcome to**

**Hay Green Road South, Terrington St. Clement, King's Lynn**

William H Brown are delighted to offer to market this well presented three bedroom detached home, complete with driveway, double garage and front and rear gardens, viewing is highly recommended!



### Entrance Porch

### Kitchen/Dining Room

16' 5" x 13' ( 5.00m x 3.96m )

Wall and base units, breakfast bar, sink and mixer tap, space for cooker, radiator, window to rear

### Lounge

21' 7" x 11' 5" ( 6.58m x 3.48m )

Sliding door to conservatory, window to side and front, fireplace, archway through to;

### Snug/Dining Room

13' 11" x 9' 10" ( 4.24m x 3.00m )

Door to front, fireplace, window to front and side, radiator

### Utility

8' 4" x 5' 5" ( 2.54m x 1.65m )

Base unit, space for washing machine and tumble dryer, door to side

### Cloakroom

WC, hand wash basin

### Conservatory

Radiator, door to rear

### Bedroom One

11' 11" x 11' 10" ( 3.63m x 3.61m )

Windows to front and side, radiator

### Bedroom Two

14' 4" x 9' 11" ( 4.37m x 3.02m )

Windows to rear and side, radiator

### Bedroom Three

6' 10" x 7' 8" ( 2.08m x 2.34m )

Window to rear, radiator

### Bathroom

Bath with overhead shower, WC, hand wash basin, heated towel rail, window to rear

### Outside

Gated driveway to double garage, front and rear gardens, mainly laid to lawn, external security lights around the property.

### Agent Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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## Hay Green Road South, Terrington St. Clement, King's Lynn

- Well Presented Detached Home
- Double Garage and Driveway
- Three Bedrooms
- Kitchen/Diner and Two Reception Rooms
- Front and Rear Gardens

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

# £300,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN119139 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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