



**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.



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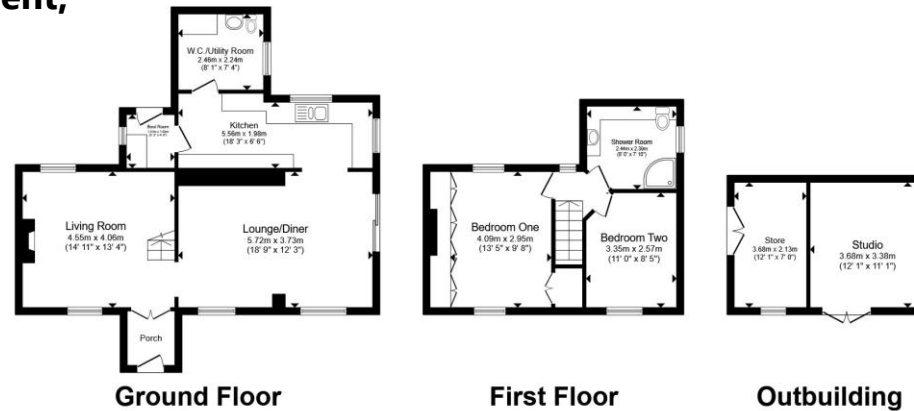


welcome to

## 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: Awaited  
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

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Property Ref:  
KLN120010 - 0003

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