



244 Main Road, Clenchwarton, PE34 4AF

What3Words: slows.tight.wool

£250,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

A home with potential, a south facing garden and open field views to the front, this three bedroom semi detached property offers buyers an exciting opportunity to create a home of their own in the well regarded village of Clenchwarton.

The accommodation is arranged over two floors and begins with an entrance hall which leads through to the principal ground floor rooms. There are two reception rooms which provide flexibility for modern living, whether used as a lounge and dining room, a family room, playroom or home office. The kitchen/breakfast room enjoys views over the rear garden and offers plenty of space for everyday dining, whilst a useful ground floor W.C. adds further practicality.

To the first floor are three bedrooms, a family bathroom and a separate W.C., a feature many buyers will appreciate.

Outside, the property is approached via a generous front garden which takes full advantage of the attractive views across neighbouring fields. To the rear, the south facing garden is laid mainly to lawn and complemented by a patio area, creating a wonderful space to relax, entertain or enjoy the sunshine throughout the day.

Parking and a garage are located at the rear of the property and accessed via Wildfields Close.

Further benefits include oil fired central heating, double glazing and the significant advantage of being offered for sale with no onward chain. Whilst some updating is likely to be desired, the property offers enormous potential and an excellent opportunity to acquire a well positioned home in one of West Norfolk's popular villages.

Property Type: Semi Detached House

- No Onward Chain
- Field Views
- Three Bedroom
- Semi-detached house
- Two receptions
- Kitchen / Breakfast Room
- Ground floor W.C.
- South facing garden
- Garage & Parking
- Chance to improve

Disclaimer

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.

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. All measurements are provided as a guide and may not be exact.

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.

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.



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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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