



Rowan Cottage, 25 Churchgate Way

Terrington St Clement, King's Lynn PE34 4PG

£350,000

Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

Looking for your next family home? Dreaming of a place where space, community and everyday convenience come together effortlessly? Rowan Cottage, nestled within the ever-popular village of Terrington St Clement, could be exactly what you've been waiting for.

Positioned along Churchgate Way and enjoying open views across the village playing field and cricket pitch, this delightful three/four bedroom detached home offers a wonderful blend of practicality, comfort and potential, a home ready for you to move into while still offering the opportunity to add your own personal style over time.

Life here is all about ease and connection. Set right in the heart of the village, Rowan Cottage places everything you need within a short stroll. Imagine walking the children to school in the morning, popping to the local shop for a loaf of bread or pint of milk, or heading down to the pub at the weekend for a relaxed meal with friends. Terrington St Clement is a village that truly supports modern family life while retaining its welcoming community feel.

From the moment you arrive, the property makes a wonderful first impression. A generous frontage sets the home comfortably back from the road, creating a sense of space while providing ample off-road parking for family and visitors alike.

Step through the front door and a welcoming entrance hall greets you, immediately giving a sense of the warmth and practicality this home provides.

At the heart of the property lies the spacious, light-filled kitchen and dining room, a space designed for modern family living. This is where everyday life unfolds: homework spread across the table after school, quick midweek dinners before evening activities, or long, laughter-filled weekends gathered around the table for a traditional Sunday roast with all the trimmings.

Just beyond, the conservatory offers a wonderful extension of the living space. Bathed in natural light and overlooking the garden, it provides the perfect spot to enjoy the outdoors throughout the seasons. Whether it's morning coffee in the sunshine, an afternoon reading nook, or a natural flow for summer entertaining, it seamlessly connects the kitchen with the garden beyond.

The living room offers a more intimate retreat, a cosy and calming space to unwind at the end of the day. The bay window floods the room with natural light while framing charming views across the cricket pitch opposite. It's easy to imagine relaxing here on a summer afternoon, watching a leisurely game of cricket unfold from the comfort of your own sofa.

The ground floor continues to deliver practical spaces that make everyday life that little bit easier. A handy side lobby, useful pantry storage, and boiler room add to the home's functionality.

Also located on the ground floor is a versatile fourth bedroom, positioned conveniently close to the wet room. Ideal for visiting guests or multi-generational living, this flexible space could equally serve as a home office, playroom, hobby room or even a home gym, adapting easily to suit your lifestyle.

Upstairs, Rowan Cottage continues to impress. Three generous double bedrooms provide comfortable accommodation for the whole family, while a family bathroom and modern shower room ensure busy mornings run smoothly, no waiting in line here.

Outside, the west-facing rear garden provides a beautiful setting for family life and relaxation alike. Flooded with afternoon and evening sunshine, it offers a lovely balance of patio seating, lawn and colourful, well-stocked flower beds. With excellent privacy, it's a space where children can play freely while adults relax, entertain or simply enjoy a quiet moment in the fresh air.

Rowan Cottage is more than just a house, it's a home where village life, family living and everyday comfort come together beautifully.

Tenure: Freehold

Property Type: Detached House

- Detached House
- Three/Four Bedrooms
- No Onward Chain
- Sought After Central Location in Village
- Oil Fired Central Heating
- Stunning Kitchen/Dining Room
- Three Bathrooms
- Private Rear Garden
- Close to Village Amenities - Shops, Schools and More
- Fabulous Family Home

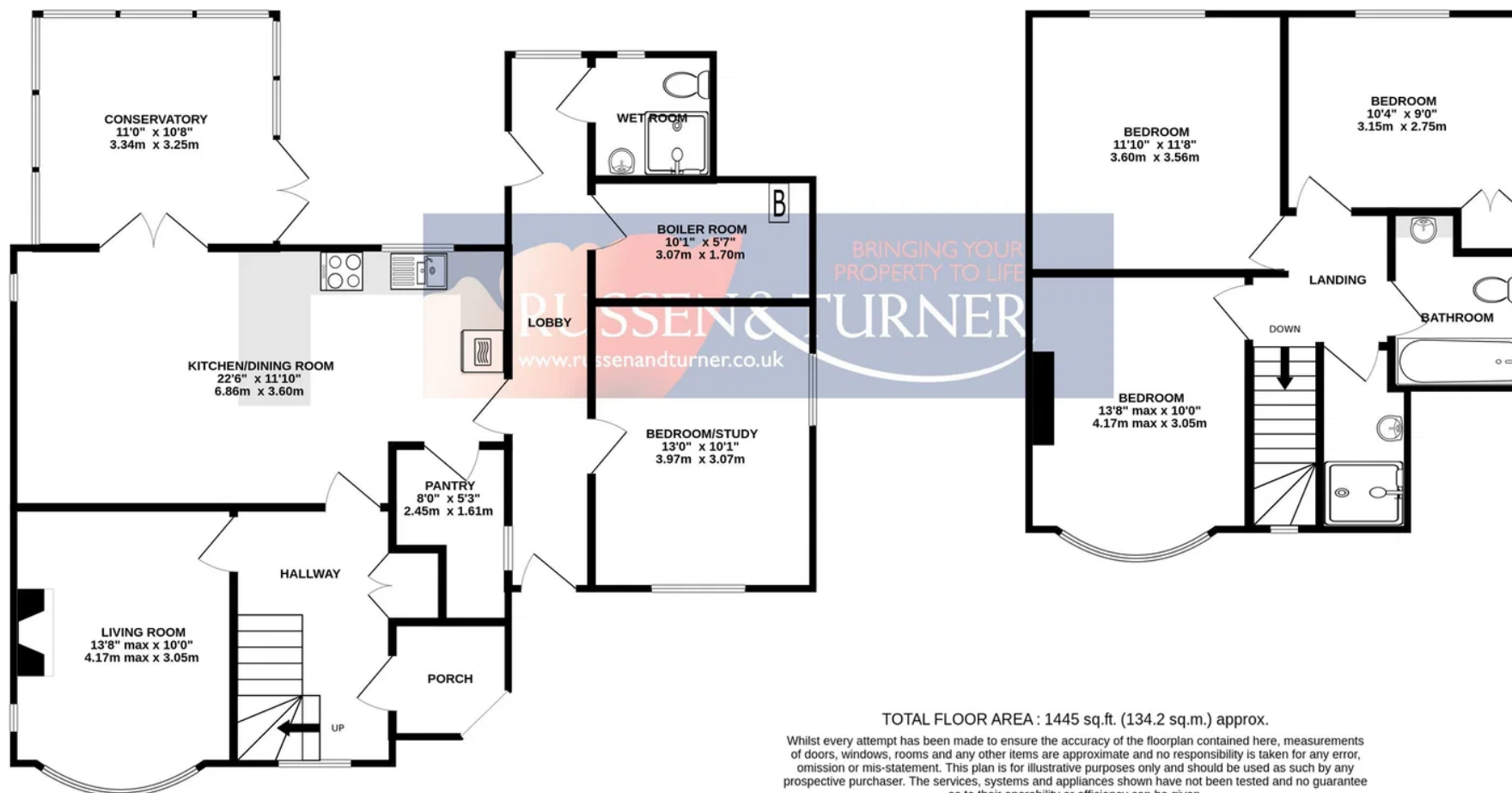
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2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All 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.



GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.

1ST FLOOR
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.2 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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