

DIRECTIONS

From Kings Lynn proceed along the A47 towards Wisbech and continue along the dual carriage way. Take the 2nd exit signposted Terrington St John turn left, then 1st left onto Cherry Tree Drive where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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11 Elderflower Court Terrington St John, Norfolk PE14 7FA

**BEAUTIFUL NEW BUILD THREE BEDROOM SEMI DETACHED HOUSE
WITH DRIVEWAY AND GARAGE**

Terrington St John,

£275,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL Tiled Flooring and under stairs cupboard.	13'4 x 3'4 (4.06m x 1.02m)
CLOAKROOM Two piece suite comprising of hand wash basin and W.C	6'2 x 2'9 (1.88m x 0.84m)
LOUNGE Fitted carpet, TV point, window to front aspect, French glassed doors leading to kitchen.	13'5 x 11'0 (4.09m x 3.35m)
OPEN PLAN KITCHEN / DINER Range of matching wall, base and drawer units, stainless steel sink and drainer with hot and cold mixer tap. Integrated electric oven, four ring electric hob with extractor above. Space and plumbing for washing machine and a fridge freezer. TV point. Radiator. Tiled floor. French doors to rear garden.	18'12 x 13'1 (5.49m x 3.99m)
LANDING Fitted carpet, over stairs storage and access to loft.	9'7 x 6'9 (2.92m x 2.06m)
BEDROOM ONE Fitted carpet, power points, TV point, window to front aspect and double radiator.	11'11 x 11'1 (3.63m x 3.38m)
ENSUITE / SHOWER ROOM Shower enclosure with thermostatic rainfall shower with hand held attachment, vanity wash hand basin and W.C. Heated towel rail. Tiled flooring.	8'3 x 4'0 (2.51m x 1.22m)
BEDROOM TWO Fitted carpet, power points, TV point, window to rear aspect and a double radiator.	11'2 x 10'2 (3.40m x 3.10m)
BEDROOM THREE Fitted carpet, power points, TV point, window to rear aspect and a double radiator.	10'6 x 6'9 (3.20m x 2.06m)
BATHROOM Three piece suite comprising of bath with handheld shower over, wash hand basin and W.C. Tiled flooring.	6'8 x 6'2 (2.03m x 1.88m)

SINGLE GARAGE
Up & over door. Personnel door.

FRONT GARDEN
Lawned area with footpath leading to front door. Gravel driveway.

REAR GARDEN
Fully enclosed, mainly laid to lawn with footpath to garage.

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JUST RELEASED Welcome to Elderflower Court, Terrington St John, Norfolk - a charming location for this stunning new build property! This delightful house boasts a sleek and modern design with meticulous finishing throughout. As you step inside, you will be greeted by a spacious lounge with French doors leading to the beautiful kitchen/diner, which would be perfect for entertaining guests or relaxing with your family. The enclosed rear garden is mainly laid to lawn with a patio area and also provides access to the garage and driveway which gives you even more convenience and storage options. With three cosy bedrooms, there's plenty of space for everyone to unwind and make themselves at home. This wonderful home also contains a family bathroom along with en-suite shower room to the master bedroom and a downstairs cloakroom. Located in a village setting with easy access to transport links.

Please note: Photographs representative of a similar three bedroom properties on the development. This property has not been built and a show home will be available soon.

REGISTER YOUR INTEREST TODAY FOR A FIRST CHANCE TO VIEW WHEN AVAILABLE
Don't miss out on the opportunity to own this fantastic property in Elderflower Court





