

## DIRECTIONS

SAT NAV: PE34 4HR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	73	76	
(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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**King's Lynn**

**Freehold**

**Offers in excess of  
£600,000**

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<b>LOUNGE</b>	18'1 into bay x 14'6 (5.51m into bay x 4.42m )
<b>KITCHEN / DINER</b>	28'10 x 12'11 (8.79m x 3.94m )
<b>SUN LOUNGE</b>	12'10 x 12'10 (3.91m x 3.91m )
<b>UTILITY</b>	9'0 x 8'0 (2.74m x 2.44m )
<b>STUDY</b>	11'9 x 6'3 (3.58m x 1.91m )
<b>BEDROOM ONE</b>	14'6 x 11'7 (4.42m x 3.53m )
<b>DRESSING ROOM</b>	9'5 x 7'7 (2.87m x 2.31m )
<b>ENSUITE</b>	9'9 x 6'4 (2.97m x 1.93m )
<b>BEDROOM TWO</b>	12'7 x 9'10 (3.84m x 3.00m )
<b>BEDROOM THREE</b>	11'11 into eaves x 11'9 (3.63m into eaves x 3.58m )
<b>BEDROOM FOUR</b>	13'0 max x 9'4 (3.96m max x 2.84m )
<b>BATHROOM</b>	9'9 x 9'2 (2.97m x 2.79m )
<b>LOFT ROOM / HOME BAR</b>	20'3 x 11'9 (6.17m x 3.58m )
<b>GARAGE</b>	23'4 x 20'0 (7.11m x 6.10m )

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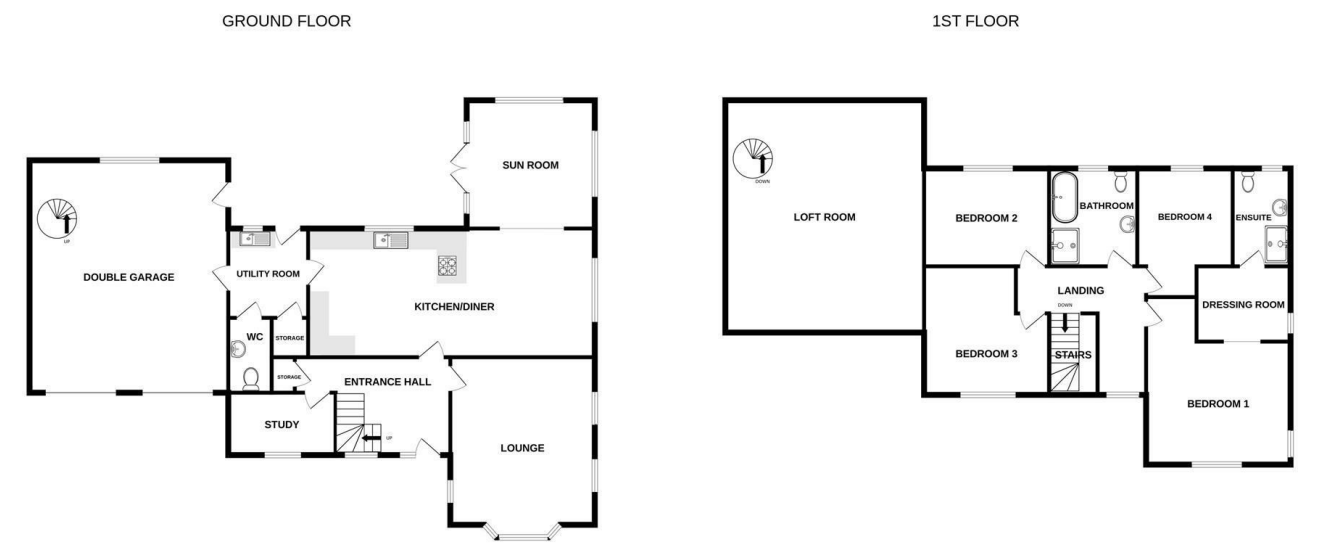
**MONEY LAUNDERING:** In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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**\*\*NO UPWARD CHAIN\*\*** Situated along the sought-after Market Lane in the popular village of Terrington St Clement, this attractive four bedroom home features open field views and offers spacious, well-appointed accommodation ideal for modern family living and entertaining. Upon entering the property, you are welcomed into a generous lounge featuring a bay window to the front aspect, allowing natural light to fill the room. Also benefiting from a characterful fireplace with an oak beam mantel and fitted carpet, creating a warm and inviting space to relax. To the rear of the property is a superb open-plan kitchen diner and sun room area designed with both family life and entertaining in mind. Tiled flooring runs throughout this space, while oak beams in both the kitchen diner and sun room add charm and character. The kitchen is fitted with a range of traditional wooden units. There is space for an American style fridge freezer and a range cooker with an extractor hood above. The adjoining dining and sun room areas are exceptionally light and airy, with multiple windows providing pleasant views over the garden and surrounding countryside. The ground floor also offers a cloakroom, a useful utility room, and a separate study, providing practical spaces for working from home. Upstairs, the property comprises four well-proportioned bedrooms, all fitted with carpet. The impressive master suite benefits from its own dressing room and an ensuite shower room. The remaining bedrooms are served by a family bathroom fitted with a fully tiled four-piece suite. Externally, the garden is laid mainly to lawn and includes a patio area perfect for outdoor dining, along with a covered seating area ideal for relaxing or entertaining throughout the seasons. This well-presented home combines countryside outlooks with generous living space, making it an excellent opportunity for families seeking a comfortable home in a desirable village setting.



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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