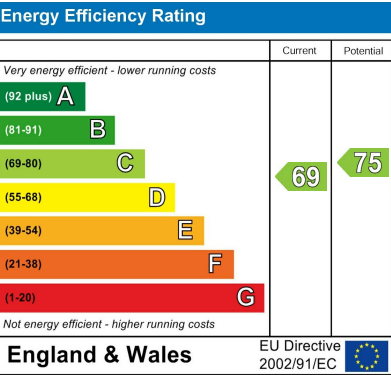


DIRECTIONS

SAT NAV - PE34 4NQ



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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"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.

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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.

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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.

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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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25 Caves Close Terrington St. Clement King's Lynn PE34 4NQ

THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY PARKING

King's Lynn

£260,000 Freehold

01553 692828
sales@brittons.net





TERRINGTON ST CLEMENT

Situated in the popular village of Terrington St Clement, this property enjoys a convenient yet peaceful setting with a wide range of local amenities including a supermarket, convenience stores, pharmacy, bakery, cafés, takeaways, doctor's surgery and other everyday essentials. The village is served by well-regarded primary and secondary schools, making it an excellent choice for families. Ideally located around 7 miles from King's Lynn, the village offers easy access to the A17 and A47, with King's Lynn railway station providing direct services to Cambridge and London King's Cross. Combining a strong community atmosphere with excellent amenities and transport links, Terrington St Clement is a highly desirable place to call home.

PORCH

ENTRANCE HALL

Storage cupboards, door to lounge and kitchen, stairs to first floor, double radiator and fitted carpet.

CLOAKROOM

Tiled flooring, W.C, obscured window to side, double radiator

LOUNGE

Fitted carpet, sliding doors to conservatory, opening to dining room, brick fireplace, wood burner.

DINING ROOM

Window to the front aspect, fitted carpet and a double radiator.

KITCHEN

Range of wall mounted base and drawer units with worktop over, space for range cooker, stainless steel sink with drainer, door to utility. Fitted carpet, window to rear garden.

UTILITY ROOM

Tiled flooring, triple aspect windows, space and plumbing for washing machine and tumble dryer.

LANDING

MASTER BEDROOM

Built-in storage and wardrobes. Window to the rear aspect, double radiator, fitted carpet

BEDROOM TWO

Built-in wardrobe/storage, window to the front, double radiator, fitted carpet.

BEDROOM THREE

Built-in wardrobe/storage. Window to the front, double radiator, fitted carpet.

FAMILY SHOWER ROOM

Three piece suite comprising of a W.C, hand wash basin and a double walk-in shower enclosure, heated towel rail. Vinyl flooring, obscured window to rear aspect.

REAR GARDEN

Low maintenance garden mainly laid to patio to include a timber shed and a further outbuilding.

IMPORTANT INFORMATION

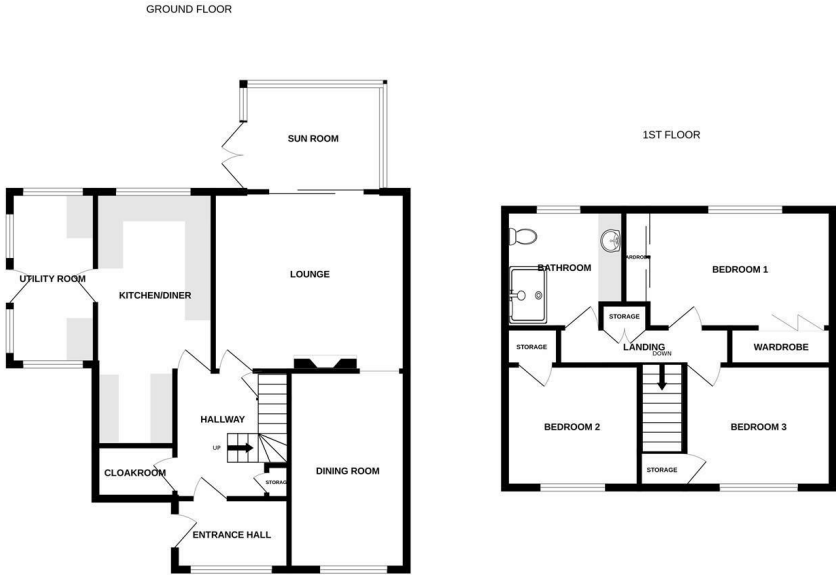
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee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

Nestled in the desirable village of Terrington St. Clement, this delightful semi-detached house on Caves Close offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Each bedroom comes with ample storage space. The heart of the home is undoubtedly the inviting lounge, complete with a traditional fireplace that adds warmth and character. Adjacent to the lounge, you will find a sun room that overlooks the garden, providing a serene space to relax and enjoy the natural light. The separate dining room is perfect for entertaining guests or enjoying family meals. The kitchen is well-equipped and features a separate utility room, making household chores more manageable. The large shower room upstairs boasts a double shower enclosure, offering a refreshing retreat after a long day. Outside, the garden provides a peaceful oasis, ideal for outdoor gatherings or simply unwinding in the fresh air. It also contains a good size workshop with light and power. This property combines practical living with a welcoming atmosphere, making it a wonderful place to call home. With its convenient location and thoughtful layout, this semi-detached house is a fantastic opportunity for anyone looking to settle in this picturesque part of King's Lynn.



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. Made with Metropix ©2025



