

DIRECTIONS

SATNAV: PE34 4FD

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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14 Paddock Close Terrington St. Clement King's Lynn PE34 4FD

THREE BEDROOM DETACHED BUNGALOW WITH SINGLE GARAGE AND
PRIVATE DRIVEWAY

King's Lynn

£325,000 Freehold

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sales@brittons.net





TERRINGTON ST CLEMENT
Terrington St Clement is a well-served and attractive large village in West Norfolk, situated around seven miles west of King's Lynn and surrounded by open fenland countryside. The village offers an excellent range of everyday amenities, including a supermarket, post office, farm shop, newsagents, bakery, hardware store, takeaways, hairdressers, pubs, and two doctor's surgeries, making it highly convenient for day-to-day living. Families are also well catered for, with both Terrington St Clement Community School and St Clement's High School located within the village. Community facilities such as the village hall, playing fields, parks and local groups contribute to a strong village atmosphere, while regular bus links connect residents to King's Lynn, and more. The local area is known for its rural character, expansive agricultural landscapes and historic charm, including the impressive parish church often referred to as the "Cathedral of the Marshland", offering residents a peaceful countryside setting without sacrificing essential services.

ENTRANCE HALL
Fitted carpet, double radiator, airing cupboard and a storage cupboard, doors to all rooms, loft access.

LOUNGE 15'3" x 11'6" (4.65m x 3.51m)
Fitted carpet, window to rear aspect, double radiator.

KITCHEN 9'8" x 9'7" (2.95m x 2.92m)
Tiled flooring, double radiator, window to side aspect, range of wall-mounted base and drawer units, large sink with drainer, integrated dishwasher, integrated electric oven and hob, freestanding fridge/freezer.

DINING ROOM 9'8" x 9'8" (2.95m x 2.95m)
Wooden flooring, French doors to rear garden, double radiator.

UTILITY ROOM 9'9" x 5' (2.97m x 1.52m)
Tiled flooring, base and wall-mounted units, stainless steel sink with drainer, washing machine included.

SHOWER ROOM 7'9" x 7'6" (2.36m x 2.29m)
Tiled flooring, obscured window to side aspect, W.C, hand wash basin, heated towel rail, large double walk-in thermostatic shower, extractor fan.

BEDROOM ONE 14'3" x 11'6" (max) (4.34m x 3.51m (max))
Fitted carpet, window to front aspect, double radiator, en-suite.

ENSUITE
Tiled flooring, hand wash basin, W.C, walk-in shower enclosure, heated towel rail, obscured window to side aspect.

BEDROOM TWO 11'4" x 9'8" (3.45m x 2.95m)
Fitted carpet, double radiator, window to front aspect, built-in wardrobe.

BEDROOM THREE 9'6" x 7'8" (2.90m x 2.34m)
Fitted carpet, window to side aspect, double radiator, built-in wardrobe.

GARAGE 17'9" 9'4" (5.41m 2.84m)
Concrete base, power supply and lighting, up and over garage door.

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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.

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

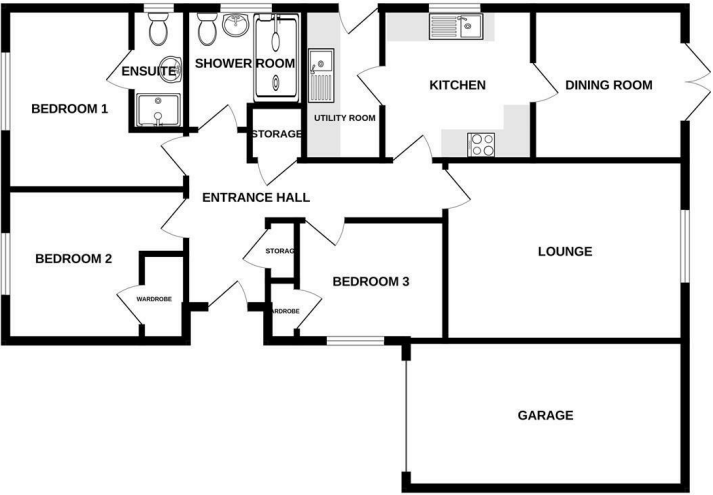
Situated in the charming village of Terrington St. Clement, this delightful three-bedroom detached bungalow on Paddock Close offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The well-appointed kitchen leads to a separate dining room, ideal for family meals or hosting dinner parties. A utility room adds to the practicality of the home. The bungalow features two bathrooms, including a modern shower room and an ensuite, catering to the needs of a growing family or guests.

Outside, the property is complemented by a private driveway and a garage, providing secure parking and additional storage. The fully enclosed garden offers a peaceful retreat, perfect for enjoying the outdoors in privacy.

This bungalow is not only a wonderful family home but also a fantastic opportunity for those seeking a tranquil lifestyle in a picturesque setting. With its thoughtful layout and desirable features, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely turn-key bungalow your new home.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in the measurements. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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