

## DIRECTIONS

SAT NAV: PE34 4JG

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	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.

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**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.

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*"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.*

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estate agents

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6 Mill Close Terrington St. Clement King's Lynn PE34 4JG

**SPACIOUS WELL PRESENTED FOUR BEDROOM DETACHED HOUSE IN POPULAR AREA**

**King's Lynn**

**£390,000 Freehold**

01553 692828  
sales@brittons.net





**ENTRANCE HALL**

Bright and open space with fitted carpet, stairs leading to first floor with cupboard underneath, heating thermostat, double radiator. Doors leading to all rooms.

**KITCHEN**

Range of base, wall and drawer units with worktop over, one and half bowl sink with mixer tap over, integrated dishwasher, integrated hob and oven with extractor hood over. Vinyl flooring, double radiator and two windows to the side aspect. 14'0 x 11'7 (4.27m x 3.53m)

**UTILITY**

Base units with worktop over, one and half bowl sink with mixer tap over, space for washing machine and tumble drier. Space for fridge freezer. UPVC door leading to rear garden. 8'11 x 7'3 (2.72m x 2.21m)

**CLOAKROOM**

Comprising of a hand wash basin with a W.C. Vinyl flooring, double radiator and an extractor fan. 6'2 x 2'10 (1.88m x 0.86m)

**STUDY**

Fitted carpet, double radiator and window to the rear aspect. 9'11 x 6'4 (3.02m x 1.93m)

**LOUNGE**

Fitted carpet, two double radiators, a window to both the front and side aspect. Electric fire set into hearth and surround. Opening into the dining room. 21'0 x 12'4 (6.40m x 3.76m)

**DINING ROOM**

Fitted carpet, open layout into the lounge, window to side aspect and a double radiator. 11'7 x 11'3 (3.53m x 3.43m)

**LANDING**

Fitted carpet, airing cupboard, double radiator, window to side aspect and loft access. 18'5 x 8'11 (5.61m x 2.72m)

**BEDROOM ONE**

Fitted carpet, double radiator, window to the front aspect. Door into ensuite. 12'4 x 11'8 (3.76m x 3.56m)

**ENSUITE**

Three piece suite comprising of a pedestal hand wash basin, W.C, and a shower enclosure with a thermostatic mixer bar. Vinyl flooring, heated towel rail and extractor fan. Window to side aspect. 11'7 x 4'8 (3.53m x 1.42m)

**BEDROOM TWO**

Fitted carpet, double radiator and a window to the rear aspect. 14'1 x 11'7 (4.29m x 3.53m)

**BEDROOM THREE**

Fitted carpet, double radiator and a window to the side aspect. 10'7 max x 9'0 (3.23m max x 2.74m)

**BEDROOM FOUR**

Fitted carpet, window to side aspect and a double radiator. 8'11 x 8'10 (2.72m x 2.69m)

**BATHROOM**

Four piece suite comprising of a pedestal hand wash basin, W.C, bath and a enclosed shower unit with a thermostatic mixer bar. Vinyl flooring, window to the side aspect, and a heated towel rail 10'10 x 6'2 (3.30m x 1.88m)

**GARAGE**

Up and over door, light and power with storage above. 19'11 x 18'7 (6.07m x 5.66m)

**FRONT OF PROEPRTY**

Front driveway is mainly laid to gravel for parking for multiple cars. Wooden fence surrounding, a lawn area with gated side access.

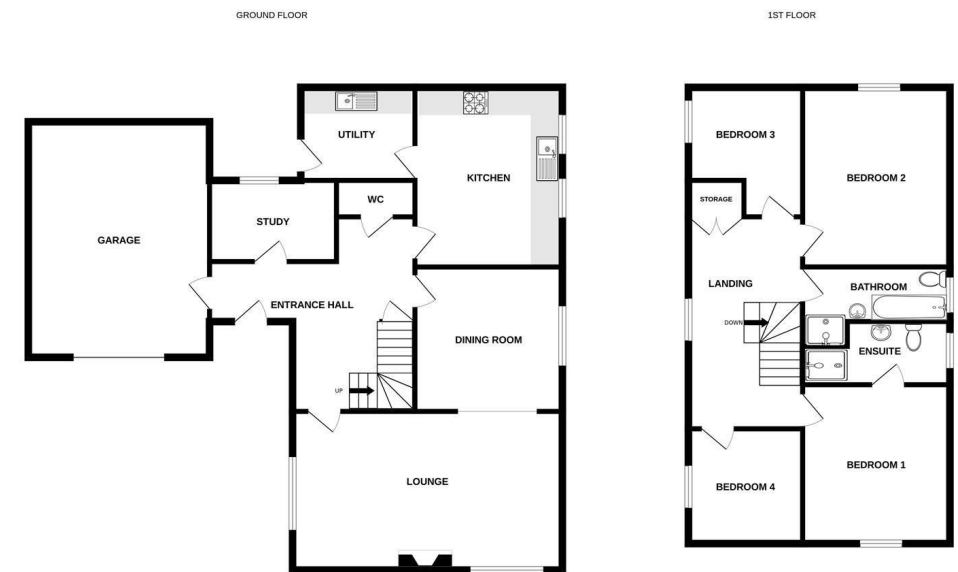
**REAR OF PROPERTY**

Mainly laid to lawn with a timber shed and a patio area.

**IMPORTANT INFORMATION**

MEASUREMENTS: All measurements quoted are approximate.

Nestled in the charming village of Terrington St. Clement, this delightful detached house on Mill Close offers a perfect blend of modern living and comfort. Built in 2004, the property boasts a well-thought-out layout that is ideal for families or those seeking ample space. Upon entering, you are greeted by two inviting reception rooms. The lounge, complete with a cosy fireplace, seamlessly opens into the dining room, creating a warm and welcoming atmosphere for entertaining guests or enjoying family meals. The ground floor also features a well-appointed study, perfect for those who work from home or require a quiet space for reading and reflection. The spacious kitchen is a true highlight, equipped with a separate utility area that enhances functionality and convenience. This well-presented home comprises four bedrooms, ensuring plenty of room for everyone. The master bedroom features an en suite bathroom that adds a touch of luxury to your daily routine. Additional benefits include a double garage with integral access, providing secure parking and extra storage space. The property is surrounded by a pleasant garden, offering a peaceful retreat for outdoor relaxation. This residence is not only a beautiful home but also a wonderful opportunity to enjoy the tranquil lifestyle that Terrington St. Clement has to offer. With its modern amenities and thoughtful design, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.



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