



**11 Churchgate Way, Terrington St Clement**  
**King's Lynn PE34 4PG**

**£650,000**

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 3**

A beautifully presented four-bedroom detached period home, offering exceptional living space, a private principal suite, and a superb garden room - perfect for modern family life and entertaining.

Set behind mature hedging, the property enjoys a high degree of privacy with a generous driveway and attractive frontage.

Inside, the home offers versatile accommodation with multiple reception rooms, including a cosy lounge with wood burner and a separate family room ideal as a cinema, playroom, or home office.

The heart of the home is the spacious kitchen/dining area, designed for both everyday living and entertaining, with ample worktop space, storage, and a sociable layout.

Additional ground floor benefits include a boot room, utility room, and cloakroom.

Upstairs, all four bedrooms are well-proportioned doubles. The principal suite is a standout feature, accessed via its own staircase and offering a private retreat complete with en-suite and walk-in wardrobe.

Externally, the property continues to impress with a generous, private garden featuring a large patio, covered seating area, and bespoke play space.

The garden room is a real highlight - fully equipped and ideal for entertaining, or equally suited as a home office, studio, or gym.

Located in the sought-after village of Terrington St Clement, with a range of local amenities and easy access to King's Lynn.

Early viewing is highly recommended.

**Tenure:** Freehold

**Property Type:** Detached House

- Stunning detached period home with character and privacy
- Four double bedrooms
- Versatile accommodation with multiple reception rooms
- Beautifully presented throughout – move-in ready
- Generous private gardens with excellent outdoor space
- Garden room ideal for entertaining, home office or gym
- Impressive principal bedroom with en-suite and walk-in wardrobe
- Ample off-road parking
- Sought-after village location with excellent local amenities
- Fabulous home for entertaining

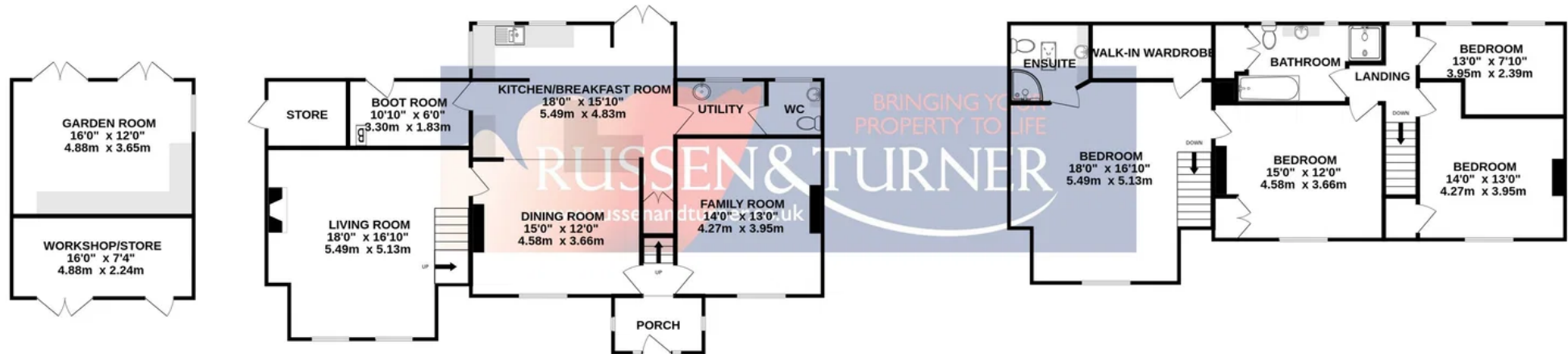
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1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR  
1396 sq.ft. (129.7 sq.m.) approx.

1ST FLOOR  
965 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 2361 sq.ft. (219.4 sq.m.) approx.

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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