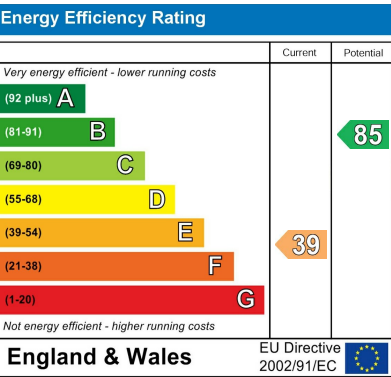


DIRECTIONS

SATNAV: PE34 4NY



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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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.

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TWO BEDROOM COTTAGE WITH OFF ROAD PARKING

King's Lynn

£250,000 Freehold

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UTILITY ROOM Tiled flooring, window and door to the front, space and plumbing for washing machine, space for tumble drier and fridge/freezer, single radiator.	7'7" x 7'2" (2.31m x 2.18m)
BATHROOM Laminate flooring, fitted bath with electric shower over, hand wash basin, W.C, heated towel rail, obscured window to side and front.	7'2 x 5'6 (2.18m x 1.68m)
KITCHEN/DINER Vinyl tile effect flooring, newly fitted designer base and drawer units with stylish worktop, integrated electric slide and hide oven, electric hob, stainless steel sink with drainer under window to front, stunning country-like exposed brickwork wall, victorian style column radiator, freestanding log burner with brick hearth, original wooden support beam.	12' x 11'6" (3.66m x 3.51m)
LOUNGE Fitted carpet, double radiator, french doors to conservatory, electric fire with wooden mantelpiece.	14' x 12'8" (4.27m x 3.86m)
CONSERVATORY Triple aspect windows to the rear, French doors to patio, tiled flooring, solid roof with skylight.	
LANDING Fitted carpet, single radiator, loft access, oak banister.	
BEDROOM ONE Fitted carpet, dual windows to the rear, double radiator	14' x 12'8" (4.27m x 3.86m)
BEDROOM TWO Fitted carpet, window to the front, single radiator, airing cupboard.	12'4" x 11'9" max (3.76m x 3.58m max)
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Nestled in the charming village of Terrington St. Clement, this delightful two-bedroom cottage offers a perfect blend of comfort and character. The property features two inviting reception rooms, providing ample space for relaxation and entertaining. The cosy log burner adds a touch of warmth and charm, making it an ideal spot to unwind during the cooler months.

The cottage boasts a well-appointed bathroom and two spacious bedrooms, ensuring a comfortable living experience for individuals or small families. The large rear garden is a standout feature, offering a private outdoor space for gardening, play, or simply enjoying the fresh air.

Conveniently, the property includes off-road parking, making it easy to come and go without the hassle of street parking. The peaceful village location enhances the appeal, providing a serene environment while still being within reach of local amenities.

This cottage is a wonderful opportunity for those seeking a quaint home in a picturesque setting. Whether you are looking to settle down or invest in a property with charm and potential, this cottage in Emorsgate is certainly worth considering.

