



THE STORY OF

# Wedgewood

*Terrington St. Clement, Norfolk*

SOWERBYS



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# Wedgewood

Terrington St. Clement, Norfolk  
PE34 4LL

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Former District Nurse's Residence  
Dating Back to the 1950s

Beautifully Extended and Upgraded  
by the Current Owners

Stunning Garden Room with  
Feature Lantern Roof

Spacious Detached Home Extending  
to Approximately 1,300 Sq. Ft.

Three Well-Proportioned First Floor Bedrooms

Generous Sitting Room and  
Separate Dining Room

Well-Appointed Kitchen with Adjoining Pantry

Ground Floor Cloakroom for Added Practicality

Garage And Gated Driveway  
Providing Ample Parking

Located Within the Popular and Well-  
Served Village of Terrington St. Clement

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A handsome and thoughtfully extended former District Nurse's residence, dating back to the 1950s, Wedgewood is a home that has evolved beautifully over time, now offering a seamless blend of character, space, and contemporary living.

Set within the well-served village of Terrington St. Clement, this detached home immediately conveys a sense of practicality and warmth, with well-proportioned accommodation arranged over two floors, extending to approximately 1,300 sq. ft.

At the heart of the home lies a series of versatile reception spaces, including a generous sitting room and a separate dining room, ideal for both everyday family life and more formal entertaining. The kitchen is well-positioned and complemented by a useful pantry, while a ground floor cloakroom adds convenience. However, it is the stunning garden room that truly defines this home. Flooded with natural light from an elegant lantern roof, this exceptional space creates a strong connection to the garden beyond and offers a superb setting for relaxing, entertaining, or simply enjoying the changing seasons, undoubtedly a favourite feature of the current owners.

Upstairs, three comfortable bedrooms are served by a family bathroom, each room enjoying a pleasant outlook and a natural sense of privacy.

The property has been updated and extended to an excellent standard by the current owners, resulting in a home that is both stylish and highly functional, while still retaining its original charm and heritage.

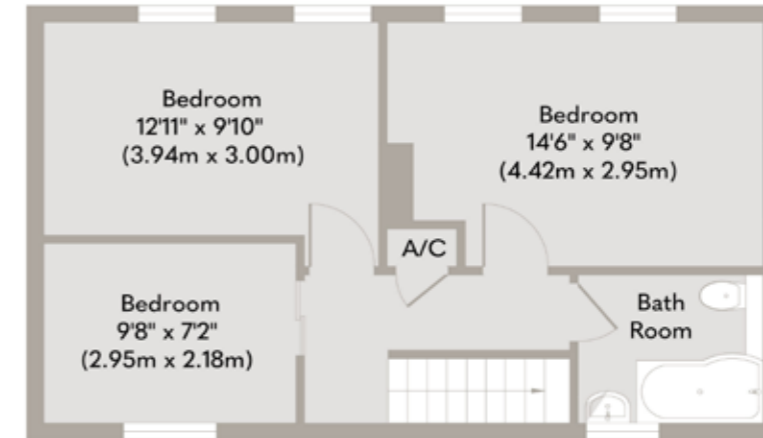
Outside, the property benefits from a garage and an excellent amount of gated driveway parking tucked behind the properties walled front boundary, with gardens that complement the home's lifestyle appeal.



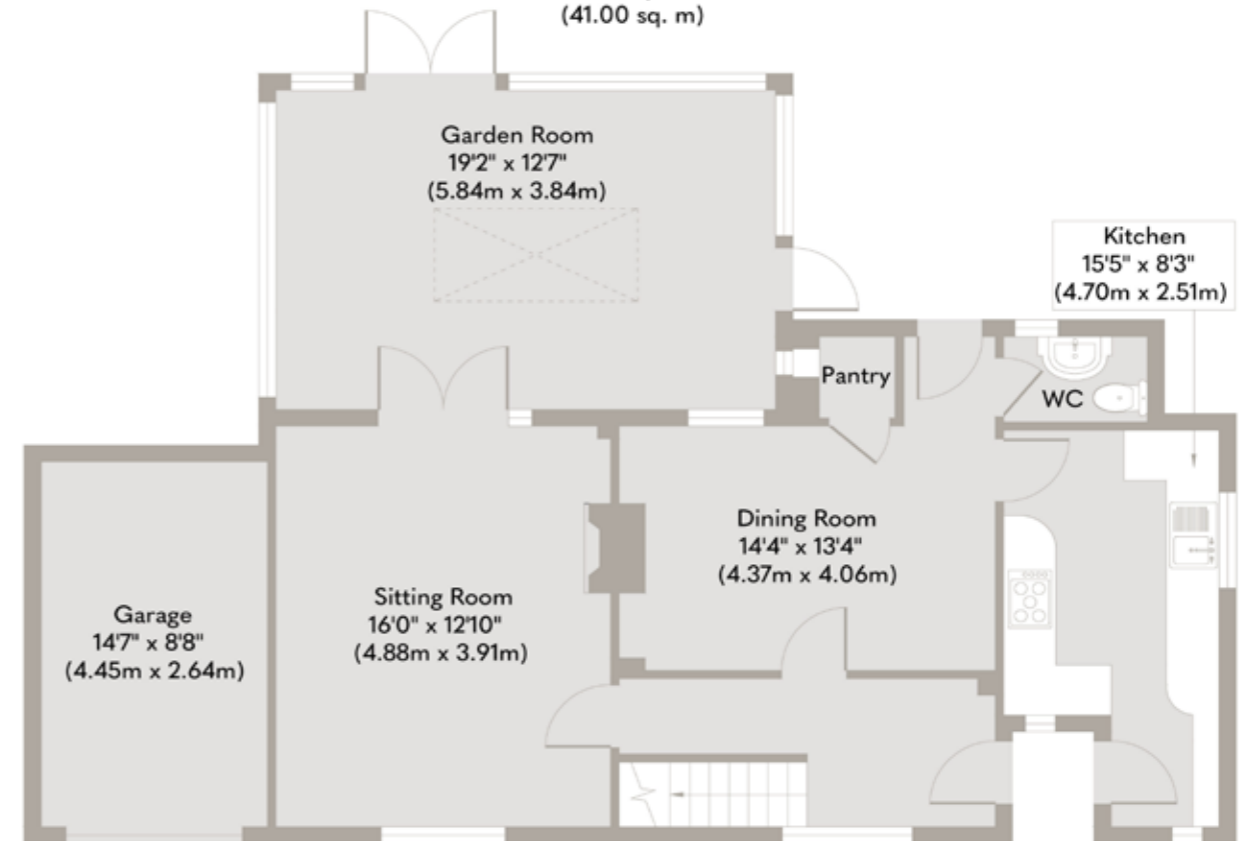


A balanced combination  
of reception rooms and  
bright contemporary  
spaces.





First Floor  
Approximate Floor Area  
441 sq. ft  
(41.00 sq. m)



Ground Floor  
Approximate Floor Area  
867 sq. ft  
(80.50 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Terrington St Clement

A HISTORIC VILLAGE  
IN WEST NORFOLK



Claimed to be the largest village in the county, Terrington St. Clement backs onto the marshland of West Norfolk, where King John's crown jewels were said to have been lost back in 1216.

Boasting various shops, two doctors' surgeries, two pubs, and two excellent schools—one primary and one secondary. The Church of St Clement, known as the Cathedral of the Fens, stands prominently.

There is a half-hourly bus service to the historic market town of King's Lynn, approximately five miles away, offering a good range of shops and superstores. For keen golfers, courses are available at King's Lynn, Middleton Tydd St Giles, and slightly further afield are the challenging links courses of Hunstanton and the Royal West Norfolk at Brancaster.

With Cambridge, Peterborough, and Norwich all within an hour's drive, and a direct rail line to London King's Cross taking just 1 hour and 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. The central location appeals with a selection of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are popular spots for catching a film or show, while St George's Guildhall, the UK's largest surviving medieval guildhall, is now a vibrant arts centre.

## Note from Sowerbys



“Wedgewood offers that rare balance of character and practicality, with flexible living spaces perfectly suited to modern family life.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: [///utter.blunt.skyrocket](https://www.what3words.com/utter.blunt.skyrocket)

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# SOWERBYS

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