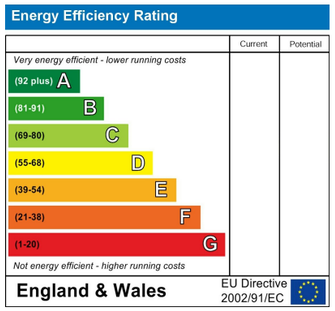
DIRECTIONS

SATNAV: PE34 4HR



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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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.

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Field House Market Lane Terrington St. Clement King's Lynn PE34 4HR

THREE BEDROOM DETACHED HOUSE WITH A DETACHED DOUBLE GARAGE

King's Lynn **£395,000 Freehold**

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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.

PORCH
Tiled flooring, window to side aspect, door to entrance hall.

ENTRANCE HALL 11'04" x 4'06" (3.45m x 1.37m)
Wooden flooring, doors to kitchen, lounge and dining room.

DINING ROOM 10'11" x 8'10" (3.33m x 2.69m)
Wooden flooring, window to front aspect, single radiator, arch to lounge.

LOUNGE 24'08" x 10' (7.52m x 3.05m)
Wooden flooring, dual windows to rear aspect with open field views, French doors to garden, two single radiators.

KITCHEN 19'9" x 13'03" (max) (6.02m x 4.04m (max))
Tiled flooring, dual windows to front aspect, modern fitted kitchen with integrated NEFF venting induction hob, mid-height oven and microwave oven, integrated BOSCH dishwasher sink with drainer, stairs to first floor.

UTILITY ROOM 10'05" x 8'07" (3.18m x 2.62m)
Tiled flooring, door to front aspect, range of wall mounted, base and drawer units, stainless steel sink under window to front aspect, space and plumbing for washing machine, dishwasher and tumble dryer, door to ground floor shower room.

SHOWER ROOM 10'04" x 4'03" (3.15m x 1.30m)
Tiled flooring and surround wall tiling, heated towel rail, walk-in shower enclosure, hand wash basin, W.C, extractor fan light.

GARDEN ROOM 17'07" x 7'07" (5.36m x 2.31m)
Wooden flooring, French doors and windows to rear garden with vast field views, large storage cupboard.

LANDING
Fitted carpet, loft access, doors to all rooms.

BEDROOM ONE 11' x 08'10" (3.35m x 2.69m)
Fitted carpet, window to front aspect, single radiator, built-in wardrobe.

BEDROOM TWO 10'11" x 8'11" (3.33m x 2.72m)
Fitted carpet, window to side aspect, single radiator.

BEDROOM THREE 18'9" x 8' (5.72m x 2.44m)
Fitted carpet, two single radiators, dual windows to rear aspect with vast field views, built-in wardrobes.

BATHROOM 9' x 5'06" (2.74m x 1.68m)
Tiled flooring with surround wall tiling, window to side aspect, bath, W.C and hand wash basin, heated towel rail, extractor fan.

DOUBLE GARAGE
Personnel door to side, lighting and power supply, electric garage door.

IMPORTANT INFORMATION
MEASUREMENTS: All measurements quoted are approximate.

This property is being offered with no onward chain.

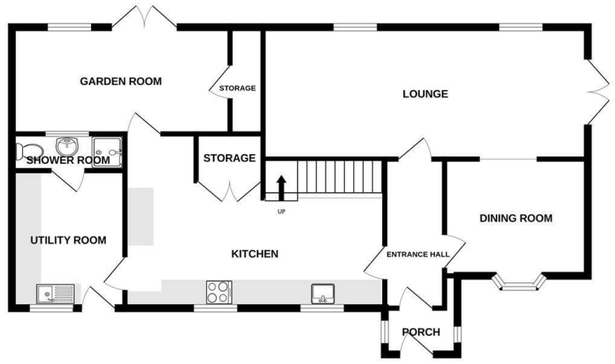
Nestled in the charming village of Terrington St. Clement, this delightful and characteristic three-bedroom detached house on Market Lane offers a perfect blend of comfort and convenience. With three spacious reception rooms, including a separate dining room, this home is ideal for both entertaining guests and enjoying quiet family evenings.

The property boasts a well-appointed downstairs shower room, alongside an upstairs bathroom, ensuring ample facilities for the whole family. The utility room adds practicality to daily living, making chores a breeze. A lovely garden room provides a serene space to relax and enjoy views of the garden, enhancing the overall appeal of this residence.

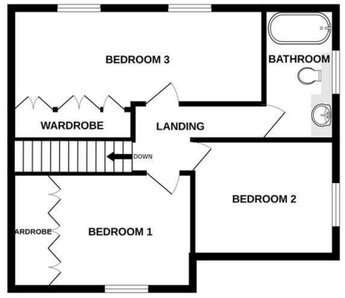
Outside, the property features a gated private driveway with parking for numerous vehicles, ensuring that you and your guests will never be short of space. Additionally, the detached double garage offers further storage options or the potential for a workshop.

This home is perfect for those seeking a peaceful lifestyle while remaining close to local amenities. With its generous living spaces and thoughtful layout, this property is a wonderful opportunity for families or anyone looking to settle in a welcoming community. Don't miss the chance to make this charming house your new home.

GROUND FLOOR



1ST FLOOR



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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WHISKEY