

27 Northgate Way, Terrington St Clement, King's Lynn, Norfolk, PE34

£430,000

- Detached House
- Dining Room
- Kitchen & Utility Room
- Family Bathroom With Roll Top Bath & En-suite To Master Bedroom
- Conservatory & Cloakroom
- Well Maintained Gardens to Front & Rear
- 4 Bedrooms
- The Owner Is Prepared To Remove & Fill Koi Fish Pond Subject To Negotiation
- Living Room With Feature Fireplace

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Conservatory
10' 4" x 12' 5" (3.15m x 3.78m) Max. Brick and UPVC double glazed construction. UPVC double glazed patio door to side. Tiled floor.

Living Room
13' 4" x 22' 7" (4.06m x 6.88m) UPVC double glazed window to front. Feature brick fireplace with oak mantle over and tiled hearth. Patio door to rear. Two radiators.

Bedroom 1
13' 5" x 9' 9" (4.09m x 2.97m) Max. UPVC double glazed window to front. Radiator. Laminate floor. Airing cupboard.

Part Glazed Door To:

Entrance Hall
Laminate floor. Staircase to first floor. Radiator.

Cloakroom
6' 4" x 4' 9" (1.93m x 1.45m) UPVC double glazed window to rear. W.C. Wash hand basin within vanity unit. Tiled splash backs. Radiator. Laminate floor

Kitchen
9' 9" x 11' 5" (2.97m x 3.48m) UPVC double glazed window to rear. Fitted with a range of wall and base units with worktop over incorporating a sink and drainer with mixer tap. Integrated double oven. Integrated hob with extractor over. Laminate floor. Radiator. Breakfast bar seating area

Utility Room
12' 0" x 7' 9" (3.66m x 2.36m) Fitted with wall and base units with worktop over. Space for washing machine, tumble dryer and fridge freezer. Radiator. Door to rear.

En-suite
3' 10" x 7' 8" (1.17m x 2.34m) Shower cubicle. Wash hand basin. W.C. Heated towel rail Laminate floor. Extractor fan. Spot lights.

Dining Room
9' 10" x 10' 8" (3.00m x 3.25m) UPVC double glazed window to front. Radiator. Laminate floor.

Landing
UPVC double glazed window to front. Radiator. Loft hatch.

Bedroom 2
8' 6" x 10' 3" (2.59m x 3.12m) UPVC double glazed window to rear. Radiator. Laminate floor. Fitted wardrobe.

Bedroom 3
8' 1" x 10' 1" (2.46m x 3.07m) UPVC double glazed window to rear. Radiator. Laminate floor. Fitted wardrobe Fitted cupboard.

Bedroom 4
9' 9" x 9' 6" (2.97m x 2.90m) UPVC double glazed window to front. Radiator. Laminate floor. Fitted wardrobe.

Bathroom
9' 9" x 5' 8" (2.97m x 1.73m) UPVC double glazed window to rear. Roll top bath. Wash hand basin within vanity unit. Shower cubicle. W.C. Heated towel rail. Extractor fan. Spotlights.

Rear Garden
Mature plants and trees. Pergola. Raised Koi pond. Patio area. Raised patio area with Summer house.

Agents Note:
Please note that the owner of the property is related to a member of staff at King & Partners.The current owner is prepared to remove and fill the Koi fish pond subject to negotiation if required.

Front Garden
Mature garden with plants and shrubs. Gravel driveway.

Store
11' 11" x 20' 5" (3.63m x 6.22m) UPVC double glazed window and door to front. Power and light.

This wonderful property has been extremely well maintained by the current owners to offer modern living plus lovely features such as a brick fireplace in the living room, a separate dining room and a conservatory . The rear garden is immaculately maintained with patio areas for entertaining friends and family, an additional covered pergola if shade or shelter is needed and a lovely koi pond. There are four bedrooms all with fitted wardrobes and the master bedroom has the added benefit of an en-suite. The family bathroom has a lovely roll top bath plus a separate shower cubicle. This is certainly a great opportunity for anyone looking to upsize to a larger family home in a well served village just 7 miles from the additional services of Kings Lynn.

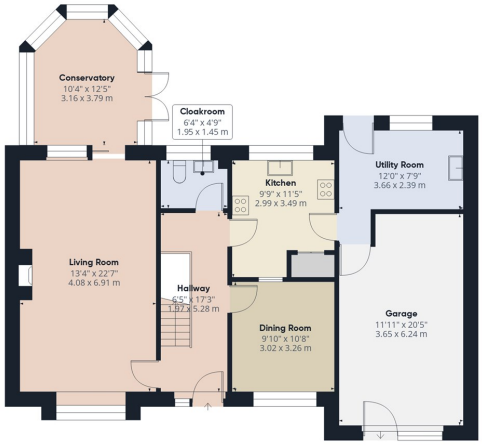
Situated in the popular location of Terrington St Clement is this wonderful 4 bedroom detached house. Features include a living room with a feature fireplace. There is a lovely conservatory that overlooks the well maintained garden. The master bedroom has an en-suite and the family bathroom boasts a roll top bath. The rear garden has plenty of space to sit and entertain guests



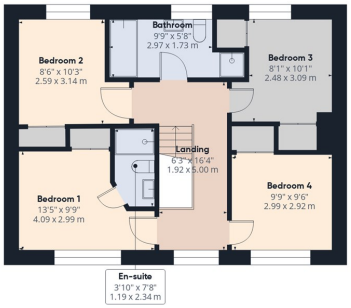








Floor 0



Floor 1

Approximate total area(1)

1755 ft²

162.9 m²

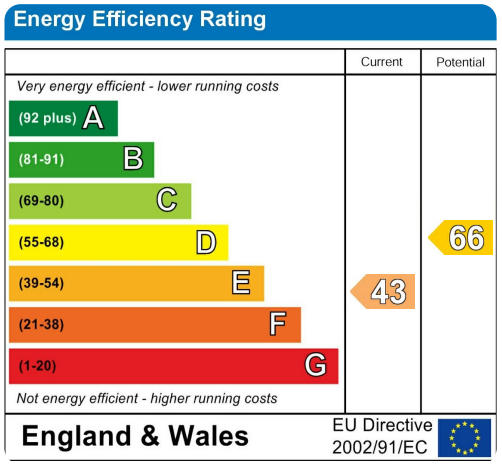
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.