



THE STORY OF

29 Benns Lane

Terrington St. Clement, Norfolk

SOWERBYS



THE STORY OF

29 Benns Lane

Terrington St. Clement, Norfolk
PE34 4LL

Beautifully Renovated and Extended Three-Bedroom Semi-Detached Home

Exceptional Open-Plan Kitchen, Dining and Family Room with Striking Lantern Roof

Shaker-Style Kitchen Featuring a Large Central Island

French Doors Opening to the Terrace and Garden

Air-Conditioned Kitchen/Family Room and Principal Bedroom

Cosy Sitting Room with a Wood-Burning Stove and a Separate Dining Room

Generous Enclosed Rear Garden with a Spacious Paved Terrace

Extensive Gravel Driveway with Secure Gated Parking

Substantial Timber Outbuilding, Offering Potential for Hobbies, a Workshop or Lifestyle Space (STPP)

Convenient Village Setting in the Heart of Terrington St Clement

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



Set behind a generous gravelled driveway in the heart of Terrington St Clement, this spacious three-bedroom semi-detached home has been comprehensively renovated and extended by its current owners to create a house of warmth, individuality and genuine everyday practicality.

The accommodation has been shaped around modern family life, with the standout feature being the exceptional extended open-plan kitchen and family room to the rear. Flooded with natural light beneath a dramatic lantern roof, this impressive space feels both uplifting and welcoming, offering ample room for cooking, dining and relaxed entertaining. Shaker-style cabinetry is paired with extensive work surfaces, a large central island and breakfast seating, while an exposed-brick feature surrounding the range cooker introduces a rich sense of character. French doors open directly onto the terrace and garden beyond, allowing the room to flow naturally outdoors during the warmer months. Air conditioning provides welcome year-round comfort, making this a space designed to be enjoyed in every season.

Moving through a further reception/separate dining room creates further flexibility within the living space whilst the sitting room offers a cosy feel with an exposed-brick fireplace with a timber mantel and wood-burning stove forms a handsome focal point, giving the room an inviting atmosphere for quieter evenings at home. Its generous proportions provide plenty of space for family seating while retaining a relaxed, intimate feel.

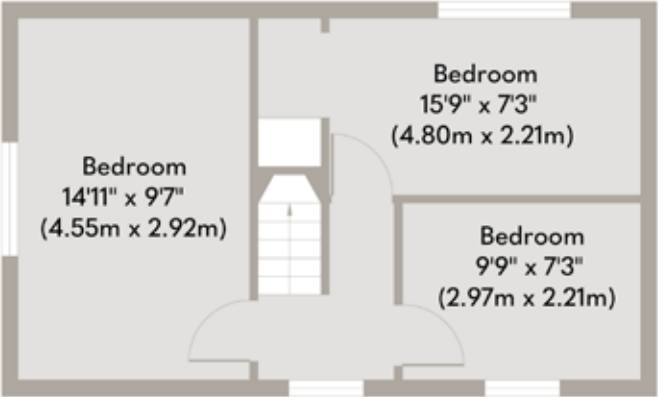
Upstairs, the principal bedroom also benefits from air conditioning, creating a calm and comfortable retreat. The remaining bedrooms provide flexible accommodation for family, guests or home working.



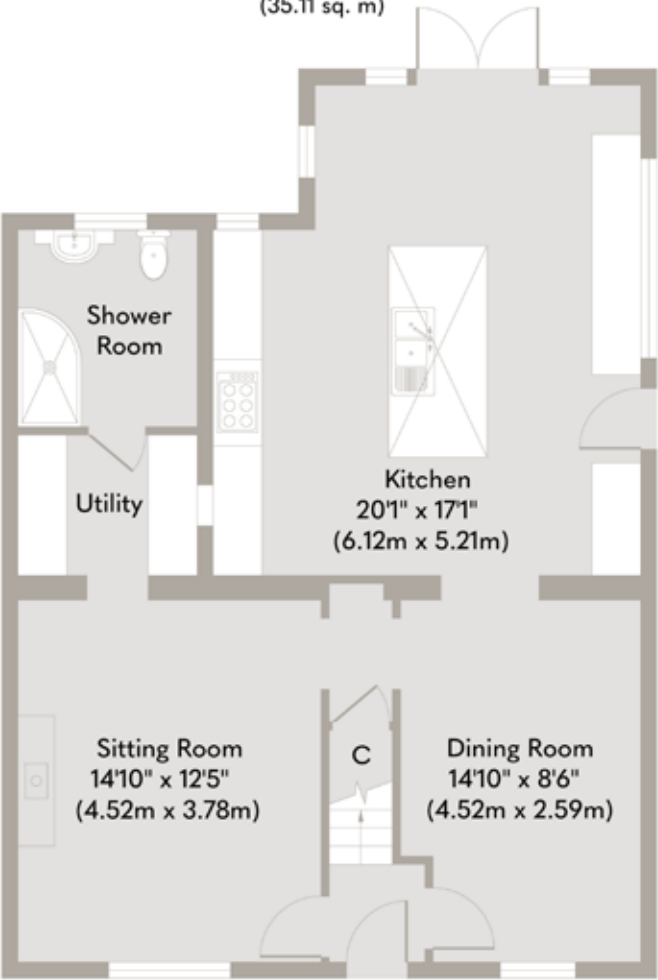
...a wonderful family home. We hope the next owners will love it just as much as we have.



Outside, the property enjoys a substantial frontage, with a broad gravel driveway providing extensive off-road parking alongside an area of lawn. Gated access leads through to the rear and provides secure parking for a caravan or motorhome etc. A large paved terrace sits immediately outside the kitchen - perfect for outdoor dining - before opening onto a generous, enclosed lawn with established hedging and planting. A substantial timber outbuilding offers useful storage and further practical potential.



First Floor
Approximate Floor Area
378 sq. ft
(35.11 sq. m)



Ground Floor
Approximate Floor Area
844 sq. ft
(78.41 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.

Copyright V360 Ltd 2026 | www.houseviz.com

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 the Vendor



“The peaceful countryside setting and stunning open views are something we’ll really miss...”



SERVICES CONNECTED

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

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 0037-2815-7773-9808-4941

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: /// composts.woes.unless

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

