



**52 Orange Row Road, Terrington St. Clement**  
**King's Lynn PE34 4PD**

**£435,000**

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 2**

Set on an impressive approximately 1/5th acre plot and backing directly onto open countryside, this beautifully presented detached bungalow offers a rare blend of rural tranquillity, modern living and exceptional energy efficiency. Enjoying far-reaching field views and excellent privacy, the property is ideally suited to those seeking a peaceful lifestyle without compromise.

The accommodation is both generous and versatile. There are three well-proportioned double bedrooms, complemented by a stylish ensuite shower room and a fantastic contemporary family bathroom, both of which have been recently upgraded.

At the heart of the home is a bright and spacious triple-aspect lounge, featuring a cosy wood burner and French doors opening directly onto the garden, a wonderful space for relaxing while enjoying views over the surrounding countryside.

The standout feature is the exceptional open-plan kitchen and dining space, designed with entertaining firmly in mind. A charming banquette seating area overlooks the fields to the rear, flowing seamlessly into a sleek modern kitchen with a vaulted ceiling, central island, twin oven and hob with a concealed extractor. French doors open onto the garden, creating a perfect indoor-outdoor connection for summer gatherings.

Externally, the property continues to impress. To the front, there is ample parking with turning space, alongside a south-facing front garden that enjoys a high degree of privacy. A secluded side garden provides an additional entertaining area with lovely field views, an ideal spot for barbecues and evening drinks. The rear outlook over open farmland enhances the sense of space and seclusion throughout.

The integral garage, fitted with an electric door, offers huge potential. Subject to the necessary permissions, it could be converted into a generous principal bedroom suite, further increasing the flexibility of this already adaptable home.

A major highlight is the home's impressive eco-credentials and low running costs. The owner has installed a modern air-source heating system, 16 solar panels generating approximately 7kw, and a Tesla 14kW battery with built-in emergency power supply, making this an exceptionally efficient and future-proofed property.

If it's country living with style and economy you're looking for, call now to arrange your viewing at Hillcroft.

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1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

**Tenure:** Freehold

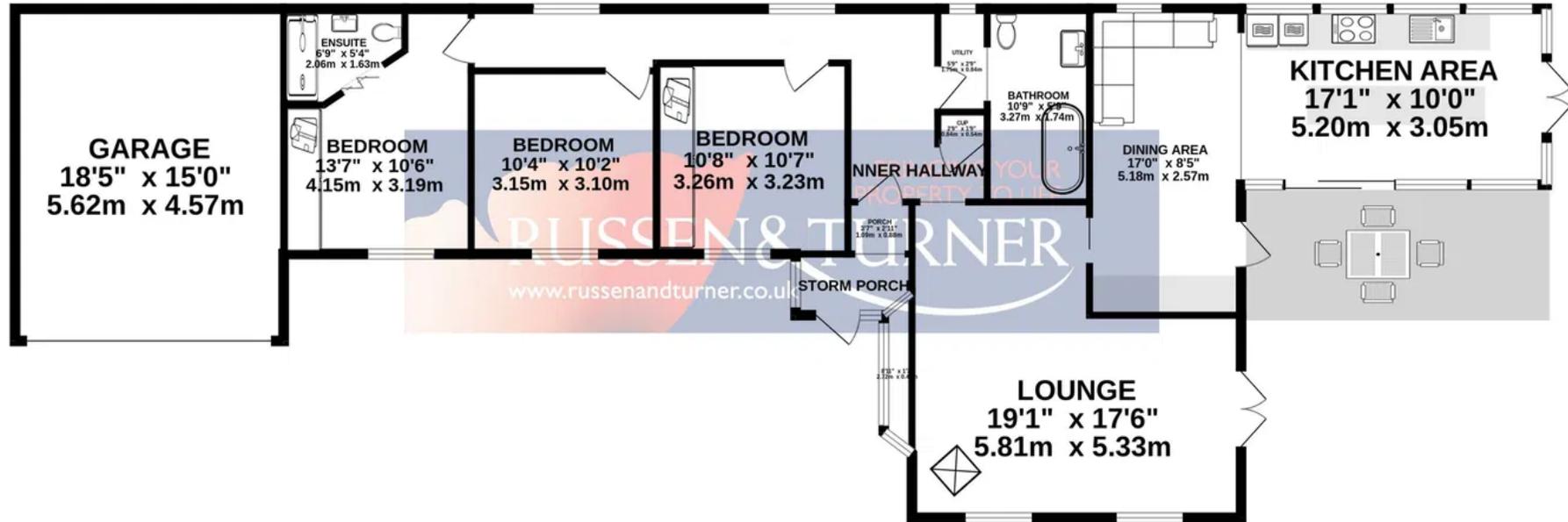
**Property Type:** Detached Bungalow

- Detached bungalow
- 3 Double bedrooms
- Recently upgraded
- Ensuite
- 1/5th acre plot
- 7kw Solar & Tesla battery
- Field views
- Log burner
- Energy efficient home
- Stunning kitchen / dining space



# GROUND FLOOR

1473 sq.ft. (136.9 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.9 sq.m.) approx.

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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