

DIRECTIONS

SATNAV: PE34 4EU

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

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.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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Sutton Road Terrington St. Clement King's Lynn PE34 4EU

WELL PRESENTED FOUR BEDROOM DETACHED HOUSE WITH GARAGE

King's Lynn

£425,000 Freehold

01553 692828
sales@brittons.net





PORCH

Laminate flooring, single radiator, window to front

CLOAKROOM

Fitted carpet, hand wash basin, extractor fan, W.C.

ENTRANCE HALL

Wood effect laminate flooring, large U-Shaped staircase with under-stair space and cloakroom/storage cupboard, single radiator.

DINING ROOM

Wood effect laminate flooring, large window to rear garden, single radiator.

KITCHEN

Modern laminate flooring, Recently fitted modern kitchen with black units and marble effect worktops, integrated double oven, hob and dishwasher, large window to rear garden.

UTILITY ROOM

Laminate flooring, single radiator, door and window to side, large stainless steel sink with drainer, space and plumbing for washing machine.

LOUNGE

Wood effect laminate flooring, large window to front aspect. Fireplace, patio doors to conservatory.

CONSERVATORY

Wood effect laminate flooring, double radiator, French doors to rear garden. Triple aspect views to rear garden. Surround brick built base.

LANDING

Fitted carpet. Leading to all rooms and loft access. Window to front.

BEDROOM ONE

Traditional wood effect laminate flooring. Large window to rear aspect with field and garden views. Single radiator.

EN-SUITE

Tiled flooring, heated towel rail, large walk-in shower enclosure, hand wash basin, W.C, window to side aspect.

BEDROOM TWO

Traditional wood effect laminate flooring, Large window to rear aspect with field and garden views, single radiator.

BEDROOM THREE

Traditional wood effect laminate flooring, window to front aspect, single radiator.

BEDROOM FOUR

Traditional wood effect laminate flooring, large window to rear aspect with field and garden views. Single radiator.

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11'9" x 8'8" (3.58m x 2.64m)

10'9" x 10'8" (3.28m x 3.25m)

16'3" x 8'5" (4.95m x 2.57m)

8'11" x 5'1" (2.72m x 1.55m)

19'10" x 11'8" (6.05m x 3.56m)

11'4" x 10'5" (3.45m x 3.18m)

10'9" x 7'10" (3.28m x 2.39m)

12'6" x 11'9" (3.81m x 3.58m)

7'10" x 5'1" (2.39m x 1.55m)

11'9" x 7'10" (3.58m x 2.39m)

11'9" x 7'10" (3.58m x 2.39m)

8'9" x 7'10" (2.67m x 2.39m)



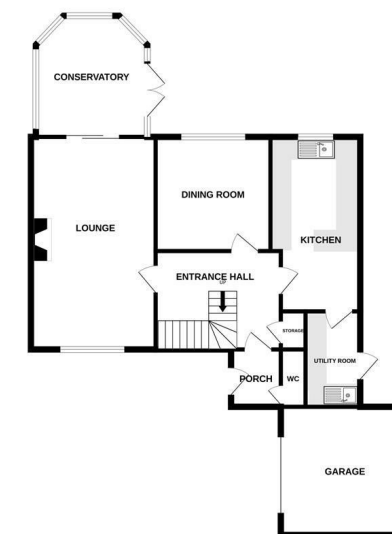
Located in the charming village of Terrington St. Clement, this splendid four-bedroom detached house offers a perfect blend of comfort and style. With three spacious reception rooms, this property is ideal for both entertaining guests and enjoying family time. The large lounge leads seamlessly into a delightful conservatory, providing a bright and airy space to relax and unwind.

The house boasts four generously sized bedrooms, ensuring ample space for family and guests alike. With three modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

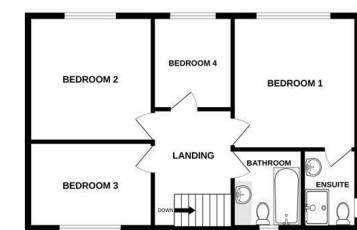
Outside, the large enclosed rear garden presents a wonderful opportunity for outdoor living, whether it be for children to play, gardening enthusiasts to cultivate their passion, or simply enjoying a peaceful afternoon in the sun. Additionally, the property features a garage and parking space for up to three vehicles, providing convenience and security.

This home is not just a property; it is a sanctuary that offers a tranquil lifestyle while being conveniently located near local amenities. With its attractive features and spacious layout, this detached house is a rare find in the area, perfect for those seeking a family home in a friendly community. Do not miss the chance to make this delightful residence your own.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
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