

DIRECTIONS

SAT NAV: PE34 4PJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

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"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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72 Sutton Road Terrington St Clement PE34 4PJ

EXTENDED FOUR BEDROOM DETACHED BUNGALOW WITHH DRIVEWAY
PARKING AND A GARDEN

Terrington St Clement

£395,000 Freehold

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sales@brittons.net





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, mini market, 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.

ENTRANCE HALL

Tiled flooring, doors to all rooms, single radiator, stairs to first floor.

LOUNGE

Fitted carpet, two double radiators, windows to front and side aspects, door to bedroom four.

22'09 x 12'5 (6.93m x 3.78m)

KITCHEN

Range of wall-mounted base and drawer units with worktop over, integrated electric oven and induction hob, stainless steel sink, space for under counter fridge. Double doors to dining room. Tiled flooring, window to side aspect.

9'10 x 9'09 (3.00m x 2.97m)

DINING ROOM

Tiled flooring, double radiator, window and French doors to rear garden

18'09 x 9'09 (5.72m x 2.97m)

UTILITY

Tiled flooring, range of wall-mounted and base units, space and plumbing for washing machine. Space for fridge/freezer.

9'09 max x 6'01 (2.97m max x 1.85m)

BEDROOM THREE

Fitted carpet, window to side aspect, single radiator, located on the ground floor.

12'10 x 9'07 (3.91m x 2.92m)

BEDROOM FOUR

Fitted carpet, double radiator, window to the front aspect and located on the ground floor.

9'10 x 9'06 (3.00m x 2.90m)

BATHROOM

Tiled flooring, obscured window to side aspect, single radiator, hand wash basin, W.C, fitted bath, walk-in shower enclosure.

12'11 x 5'08 (3.94m x 1.73m)

LANDING

Fitted carpet, VELUX style window, double radiator, eaves access, doors to both first floor bedrooms.

BEDROOM ONE

Fitted carpet, VELUX style windows on both sides, two double radiators, fitted wardrobes plus a walk-in wardrobe, en-suite.

19'11 max x 14'07 max (6.07m max x 4.45m max)

ENSUITE

Comprising of a hand wash basin, W.C and walk-in shower enclosure. Vinyl flooring, single radiator, obscured window to rear aspect.

9'09 x 5'01 (2.97m x 1.55m)

BEDROOM TWO

Fitted carpet, double radiator, two VELUX style windows to the front aspect and one to the side.

18'10 max x 14'07 (5.74m max x 4.45m)

IMPORTANT INFORMATION

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification

Nestled on Sutton Road in the charming village of Terrington St Clement, this delightful detached chalet offers a perfect blend of comfort and style. With four well-proportioned bedrooms, this home is ideal for families seeking space and tranquillity. The property has been thoughtfully extended both downstairs and upstairs, providing a spacious layout that is flooded with natural daylight, creating a warm and inviting atmosphere throughout. On the ground floor, you will find two generously sized bedrooms, perfect for guests or family members. Ascend to the first floor, where the master suite awaits, complete with an ensuite bathroom for added convenience and privacy. The additional upstairs bedroom offers flexibility for use as a study or playroom, catering to your family's needs. The well-maintained garden is a true highlight of this property, providing a serene outdoor space for relaxation and entertaining. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues, this garden is sure to impress. Furthermore, the property boasts a driveway with ample parking, ensuring that you and your guests will never be short of space. This home is not only a wonderful place to live but also a fantastic opportunity to enjoy the peaceful lifestyle that Terrington St Clement has to offer. With its combination of modern living and traditional charm, this chalet is a must-see for anyone looking to settle in this lovely area.



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, doors and any other items are approximate and are not intended to be used as such for any purpose other than guidance. The property is shown as approximate only and should not be used as such for any purpose other than guidance. The property is shown as approximate only and should not be used as such for any purpose other than guidance. Made with SketchUp 2020



