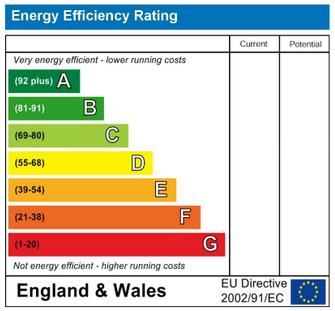
DIRECTIONS

SATNAV: PE34 4FD



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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

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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.

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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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14 Paddock Close Terrington St. Clement King's Lynn PE34 4FD

THREE BEDROOM DETACHED BUNGALOW WITH SINGLE GARAGE AND PRIVATE DRIVEWAY

King's Lynn **£325,000 Freehold**

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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, hardware store, 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
Fitted carpet, double radiator, airing cupboard and a storage cupboard, doors to all rooms, loft access.

LOUNGE 15'3" x 11'6" (4.65m x 3.51m)
Fitted carpet, window to rear aspect, double radiator.

KITCHEN 9'8" x 9'7" (2.95m x 2.92m)
Tiled flooring, double radiator, window to side aspect, range of wall-mounted base and drawer units, large sink with drainer, integrated dishwasher, integrated electric oven and hob, freestanding fridge/freezer.

DINING ROOM 9'8" x 9'8" (2.95m x 2.95m)
Wooden flooring, French doors to rear garden, double radiator.

UTILITY ROOM 9'9" x 5' (2.97m x 1.52m)
Tiled flooring, base and wall-mounted units, stainless steel sink with drainer, washing machine included.

SHOWER ROOM 7'9" x 7'6" (2.36m x 2.29m)
Tiled flooring, obscured window to side aspect, W.C, hand wash basin, heated towel rail, large double walk-in thermostatic shower, extractor fan.

BEDROOM ONE 14'3" x 11'6" (max) (4.34m x 3.51m (max))
Fitted carpet, window to front aspect, double radiator, en-suite.

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

BEDROOM TWO 11'4" x 9'8" (3.45m x 2.95m)
Fitted carpet, double radiator, window to front aspect, built-in wardrobe.

BEDROOM THREE 9'6" x 7'8" (2.90m x 2.34m)
Fitted carpet, window to side aspect, double radiator, built-in wardrobe.

GARAGE 17'9" 9'4" (5.41m 2.84m)
Concrete base, power supply and lighting, up and over garage door.

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 checks via our compliance partner; Hipla. A fee of £30 per client applies.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless

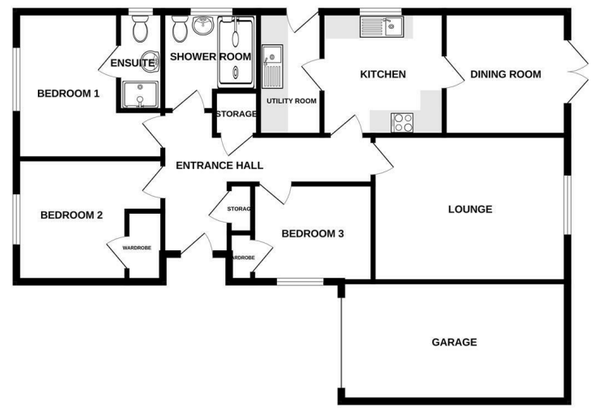
Situated in the charming village of Terrington St. Clement, this delightful three-bedroom detached bungalow on Paddock Close offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The well-appointed kitchen leads to a separate dining room, ideal for family meals or hosting dinner parties. A utility room adds to the practicality of the home. The bungalow features two bathrooms, including a modern shower room and an ensuite, catering to the needs of a growing family or guests.

Outside, the property is complemented by a private driveway and a garage, providing secure parking and additional storage. The fully enclosed garden offers a peaceful retreat, perfect for enjoying the outdoors in privacy.

This bungalow is not only a wonderful family home but also a fantastic opportunity for those seeking a tranquil lifestyle in a picturesque setting. With its thoughtful layout and desirable features, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely turn-key bungalow your new home.

GROUND FLOOR



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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