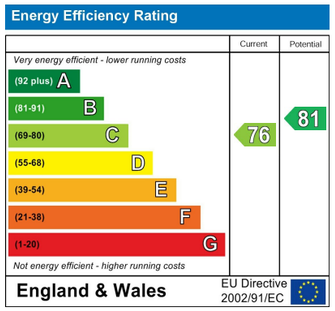
DIRECTIONS

SAT NAV: PE34 4PJ



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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71A Sutton Road Terrington St. Clement King's Lynn PE34 4PJ

WELL PRESENTED AND SPACIOUS FOUR BEDROOM DETACHED HOUSE WITH GARAGE AND OPEN FIELD VIEWS TO THE REAR

King's Lynn **£425,000 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
Wood effect tiled flooring with underfloor heating, doors to lounge/dining room and kitchen, cloakroom, storage/utility cupboard, stairs to first floor with under stair storage, window to side aspect.

CLOAKROOM
Wood effect tiled flooring with underfloor heating, W.C, hand wash basin, obscured window to front aspect.

KITCHEN 11'09 x 11'05 (3.58m x 3.48m)
Range of modern wall mounted base and drawer units, sink with integrated drainer, integrated electric oven and large induction hob, integrated dishwasher, French doors to lounge/dining room. Wood effect tiled flooring with underfloor heating, window to the front aspect

LOUINGE / DINING ROOM 18'04 x 18'03 (5.59m x 5.56m)
Wood effect tiled flooring with underfloor heating, brick fireplace with working log burner, window and French doors to the rear garden with vast field views, window to side aspect.

FIRST FLOOR LANDING
Fitted carpet, window to side aspect, doors to three bedrooms and bathroom, airing cupboard, stairs to second floor.

BEDROOM ONE 11'11 x 11'05 (3.63m x 3.48m)
Fitted carpet, window to front aspect, double radiator, en-suite.

ENSUITE
Tiled flooring and surround wall tiling, W.C, hand wash basin and walk-in shower enclosure. Obscured window to front, heated towel rail, extractor fan.

BEDROOM THREE 11'05 9'01 (3.48m 2.77m)
Fitted carpet, double radiator, window to rear aspect with open field views

BEDROOM FOUR 11'05 x 8'11 (3.48m x 2.72m)
Fitted carpet, double radiator, window to rear aspect with open field views.

FAMILY BATHROOM 8'00 x 6'04 (2.44m x 1.93m)
Four-piece suite comprising of a fitted bath, W.C, hand wash basin and a walk-in thermostatic shower. Tiled flooring and surround wall tiling, extractor fan, obscured window to side aspect, heated towel rail.

SECOND FLOOR LANDING 16'08 x 9'08 max (5'02 min) (5.08m x 2.95m max (1.57m min))
Open landing part used as a dressing room, fitted carpet, access to shower room. VELUX style window.
This floor could be used as a separate living space with a bedroom, shower room and dressing room/study.

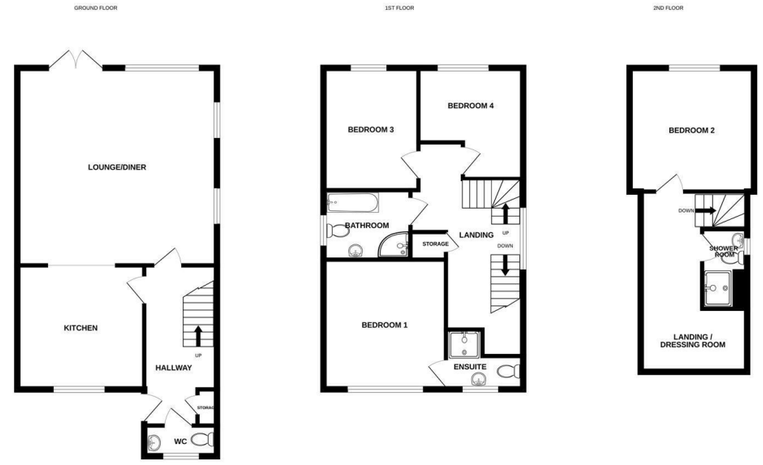
SHOWER ROOM
Tiled flooring, wall tiling and acoustic designer paneling on the shower wall, W.C, hand wash basin, large walk-in thermostatic shower, VELUX style window.

BEDROOM TWO 11'07 x 11'05 (3.53m x 3.48m)
Located on the second floor, window to rear aspect with vast field views, double radiator, fitted carpet.

REAR OF PROPERTY
Patio area ideal for garden furniture, lawn and a large timber shed / summer house and a greenhouse with raised beds for vegetables. Raised pond. Shrubs, trees and open views of fields.

IMPORTANT INFORMATION
MEASUREMENTS: All measurements quoted are approximate.

Nestled in the charming village of Terrington St. Clement, this stunning detached house on Sutton Road offers a perfect blend of modern living and serene countryside views. Built in 2016, the property has been meticulously maintained and is presented to a high standard, making it an ideal family home. As you enter, you are welcomed into a bright and spacious lounge diner, featuring a delightful log burner that adds warmth and character to the space. French doors open out to the garden, seamlessly connecting indoor and outdoor living. The first floor hosts three generously sized bedrooms, with the first bedroom including an ensuite. The family bathroom is a luxurious retreat, featuring a four-piece suite that caters to all your needs. The second floor is dedicated to a magnificent master suite, complete with a dressing area and a private shower room, offering a peaceful sanctuary away from the hustle and bustle of family life. Outside, the property is equally impressive. The garden provides breathtaking open field views, creating a tranquil backdrop for relaxation. It features a vegetable plot area, a greenhouse for the gardening enthusiast, and a charming bricked raised pond, perfect for enjoying the outdoors. This property is not just a house; it is a home that offers a lifestyle of comfort, elegance, and connection to nature. With its modern design and thoughtful layout, it is a rare find in a desirable location. Don't miss the opportunity to make this exceptional property your own.



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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