

DIRECTIONS

Sat Nav: PE34 4HY

| 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 |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| 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."

*This disclaimer must go on to all probate properties – new and existing:*



31 Rhoon Road Terrington St. Clement King's Lynn Norfolk PE34 4HY

THREE BEDROOM SEMI DETACHED HOUSE IN SEMI RURAL LOCATION  
WITH STABLES, TURNOUT AREA AND FAR REACHING VIEWS

King's Lynn

£215,000 Freehold

Telephone: 0800 6546 333  
www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



|                                                                                                                                                                                                           |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>HALLWAY</b><br>Wood effect flooring, double radiator and window to front aspect.                                                                                                                       | 7'6 x 3'4 (2.29m x 1.02m )          |
| <b>LOUNGE</b><br>Wood effect flooring, under stairs storage area, window to front aspect and a double radiator.                                                                                           | 14'3 x 12'11 (4.34m x 3.94m )       |
| <b>KITCHEN / DINER</b><br>Range of base, wall and drawer units with worktop over, tiled floor, window to both the rear and side aspect. Double radiator.                                                  | 17'10 x 9'11 (5.44m x 3.02m )       |
| <b>BOILER CUPBOARD</b><br>Wood effect flooring and window to side aspect.                                                                                                                                 |                                     |
| <b>BATHROOM</b><br>Four piece suite comprising of pedestal hand wash basin with taps over, W.C, bath and shower enclosure with electric shower. Tiled floor, window to side aspect and a double radiator. | 11'4 max x 5'7 (3.45m max x 1.70m ) |
| <b>UTILITY / SUN LOUNGE</b><br>Tiled floor, French doors to rear garden, door to side aspect and windows to both the side and rear aspect.                                                                | 18'1 x 7'1 (5.51m x 2.16m )         |
| <b>LANDING</b><br>Wood effect flooring and loft access.                                                                                                                                                   |                                     |
| <b>BEDROOM ONE</b><br>Fitted carpet, window to front aspect and double radiator.                                                                                                                          | 18'0 max x 9'9 (5.49m max x 2.97m ) |
| <b>BEDROOM TWO</b><br>Fitted carpet, window to rear aspect and double radiator.                                                                                                                           | 13'3 x 9'0 (4.04m x 2.74m )         |
| <b>BEDROOM THREE</b><br>Fitted carpet, double radiator and window to rear aspect.                                                                                                                         | 10'0 x 8'8 (3.05m x 2.64m )         |

**FRONT GARDEN**  
Laid to lawn with a gravel driveway. Five bar wooden gated entrance with and adjacent pedestrian gate.

**REAR GARDEN**  
Parking for multiple vehicles. Various timber frame buildings. Lawn area. Turnout area. Trees and shrubs. Green House. Stable block with two stables and a tack room / feed room.

**STABLE BLOCK**  
With power  
Tack / Feed room - 12'0 x 6'0  
Stable One - 10'0 x 12'0  
Stable Two - 12'0 x 12'0  
All constructed on a concrete base.

**IMPORTANT INFORMATION**  
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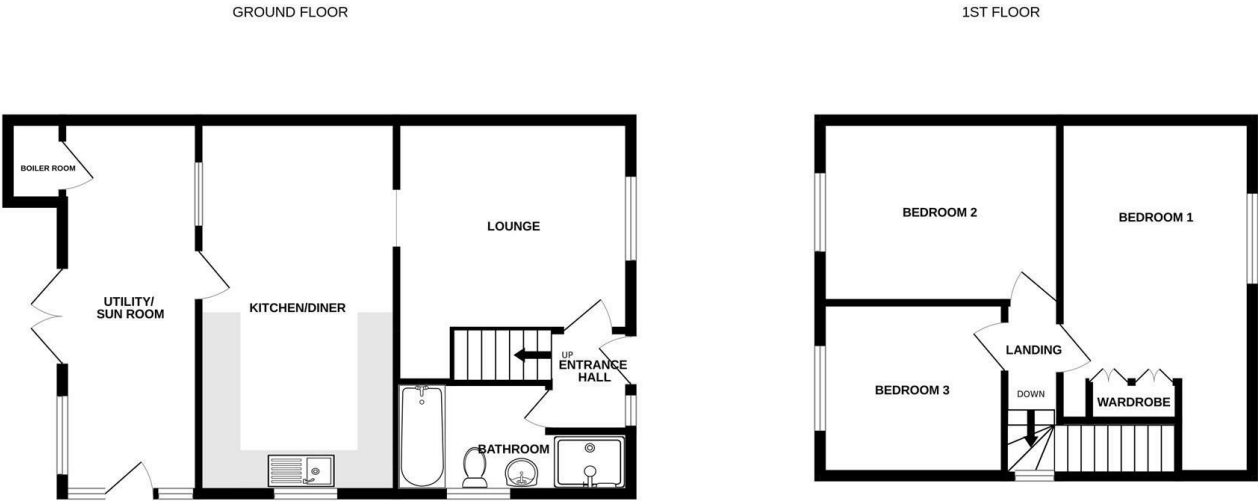
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**\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £215,000\*\*** Nestled on Rhoon Road in the charming village of Terrington St. Clement, King's Lynn, this delightful semi-detached house with stables offers a perfect blend of comfort and rural charm. With three well-proportioned bedrooms and a bright, spacious sun lounge, this property is ideal for families or those seeking a peaceful retreat. The house features an inviting reception room, providing ample space for relaxation and entertaining. The bathroom is conveniently located, catering to the needs of the household. One of the standout features of this property is the gated entrance, which leads to generous parking for multiple vehicles, ensuring convenience for residents and guests alike. The outdoor space is equally impressive, encompassing approximately one acre, subject to survey. This area is perfect for equestrian enthusiasts or those interested in smallholding, complete with various wooden outbuildings, two stables, and a tack room/feed room, built onto a sturdy concrete base. The semi-rural location offers excellent hacking opportunities, with minimal road work and easy access to byways and tracks, making it a haven for horse riders and nature lovers. Whether you are looking to embrace a rural lifestyle or simply enjoy the tranquillity of the countryside, this property presents a unique opportunity to create your dream home. Don't miss the chance to experience the charm and potential this semi-detached house has to offer.



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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