

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		

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.

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"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.

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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

£275,000 Freehold

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sales@brittons.net





HALLWAY Wood effect flooring, double radiator and window to front aspect.	7'6 x 3'4 (2.29m x 1.02m)
LOUNGE 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)
KITCHEN / DINER 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)
BOILER CUPBOARD Wood effect flooring and window to side aspect.	
BATHROOM 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)
UTILITY / SUN LOUNGE 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)
LANDING Wood effect flooring and loft access.	
BEDROOM ONE Fitted carpet, window to front aspect and double radiator.	18'0 max x 9'9 (5.49m max x 2.97m)
BEDROOM TWO Fitted carpet, window to rear aspect and double radiator.	13'3 x 9'0 (4.04m x 2.74m)
BEDROOM THREE 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.	
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****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £275,000**** 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.





