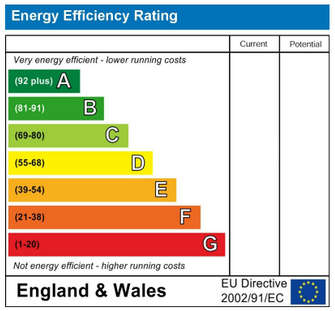
DIRECTIONS

SATNAV: PE34 4PL



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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39 Station Road Terrington St Clement PE34 4PL

WELL PRESENTED FOUR BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE

Terrington St Clement **£475,000 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, vets, farm shop, newsagents, bakery, takeaways, hairdressers, pubs, and 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
LVT flooring with underfloor heating and individual thermostat, stairs to first floor, cloakroom, doors to kitchen/dining room and door to study.

STUDY 9' x 6'3" (2.74m x 1.91m)
Tiled flooring with underfloor heating and individual thermostat, window to front aspect.

W C 5'9" x 3'7" (1.75m x 1.09m)
LVT flooring with underfloor heating, W.C, hand wash basin, obscured window to side aspect.

KITCHEN/DINER 24'8" x 10'8" (7.52m x 3.25m)
Kitchen Area: fully fitted kitchen with integrated dishwasher, composite sink and drainer, NEFF induction hob with hood and NEFF mid-height oven and microwave, dual aspect windows to rear and side, opening to utility room, door to side and airing cupboard.

Dining Area: window to side aspect, French doors to lounge, open plan to kitchen.

UTILITY ROOM 8'11" x 5'7" (2.72m x 1.70m)
LVT Flooring with underfloor heating and individual thermostat, base and wall-mounted units, space and plumbing for washing machine and tumble dryer, window to front aspect, stainless steel sink with drainer.

LOUNGE 18'4" x 15'10" (5.59m x 4.83m)
Oak flooring with underfloor heating and individual thermostat, french doors to rear garden with open field views, window to side aspect, gas fireplace.

LANDING
Fitted carpet, double radiator, window to front aspect, loft access, doors to all rooms.

BEDROOM ONE 17'9" x 13'6" (5.41m x 4.11m)
Fitted carpet, double radiator, large 3/4 height window to rear aspect with reaching open field views, two built-in wardrobes and an en-suite.

ENSUITE 7'1" x 5'10" (2.16m x 1.78m)
Tiled flooring, heated towel rail, three-piece suite compromising of walk-in shower, hand wash basin and W.C. Extractor light, shaving ports.

BEDROOM TWO 10'4" x 9' (3.15m x 2.74m)
Fitted carpet, window to front aspect, double radiator, built-in wardrobe.

BEDROOM THREE 10'5" x 8'11" (3.18m x 2.72m)
Fitted carpet, window to front aspect, double radiator, built-in wardrobe.

BEDROOM FOUR 9' x 8'3" (2.74m x 2.51m)
Fitted carpet, window to front aspect, double radiator, built-in wardrobe.

BATHROOM 8'11" (11'10) x 8' (2.72m (3.61m) x 2.44m)
Tiled flooring with surround wall tiling, heated towel rail, four-piece suite compromising of fitted bath, walk-in shower, hand wash basin and W.C. Obscured window to side aspect, double radiator, extractor light.

DOUBLE GARAGE 21'7" x 16'7" (6.58m x 5.05m)
Electric garage doors, personnel door to side, lighting and power supply.

IMPORTANT INFORMATION

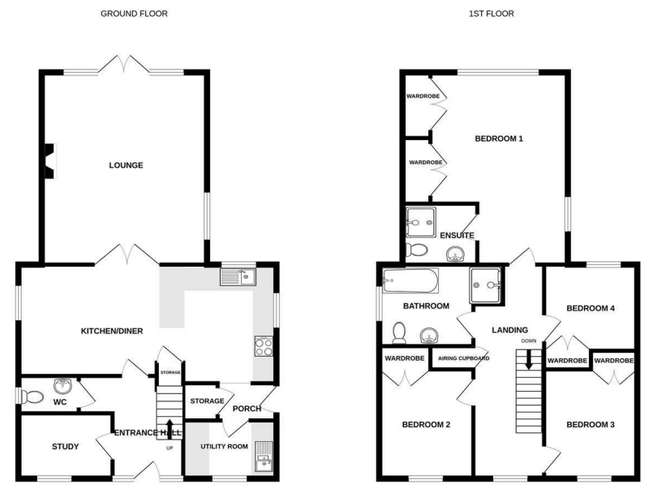
Nestled on Station Road in the charming village of Terrington St Clement, this well-presented four-bedroom detached house offers a perfect blend of modern living and serene countryside views. The property boasts a spacious open-plan kitchen diner, ideal for family gatherings and entertaining guests. Adjacent to the kitchen, a convenient utility room provides additional space for laundry and storage.

The house features two well-appointed bathrooms, ensuring ample facilities for family and visitors alike. Each of the four bedrooms is generously sized, providing comfortable living spaces for everyone.

One of the standout features of this property is the double garage, which is equipped with both lighting and power, making it suitable for various uses beyond just parking.

The uninterrupted views of the surrounding fields create a peaceful atmosphere, allowing you to enjoy the beauty of nature right from your home. This delightful property is perfect for those seeking a tranquil lifestyle while still being within reach of local amenities.

In summary, this four-bedroom detached house on Station Road is an exceptional opportunity for families or individuals looking for a spacious and well-equipped home in a picturesque setting.



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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