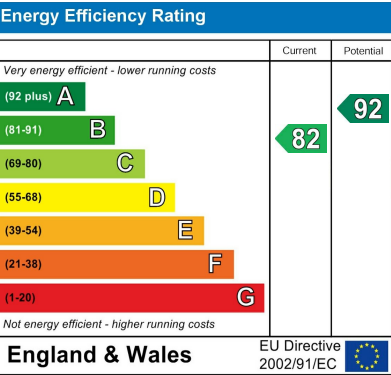


DIRECTIONS

SAT NAV: PE34 4FJ



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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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.

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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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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.

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17 Saxon Close Terrington St. Clement King's Lynn PE34 4FJ

IMPRESSIVE FOUR BEDROOM DETACHED HOUSE IN SOUGHT AFTER
LOCATION WITH GARAGE AND OFF ROAD PARKING

King's Lynn

£400,000 Freehold

01553 692828
sales@brittons.net





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

Tiled floor with underfloor heating, doors to study, cloakroom, lounge and kitchen, stairs to first floor.

LOUNGE

Luxury vinyl tile flooring with underfloor heating, dual windows to front aspect.

STUDY

Fitted carpet with underfloor heating, window to front aspect.

CLOAKROOM

Tiled flooring with underfloor heating, obscured window to side aspect, W.C with bidet and hand wash basin.

OPEN PLAN KITCHEN DINER

Fully fitted modern kitchen with wooden worktops, integrated BOSCH double oven, BOSCH induction hob and hood, integrated BOSCH dishwasher and BOSCH fridge/freezer. Stainless steel sink, dual windows and French doors to rear garden, door to utility room. Porcelain tiled flooring with underfloor heating.

UTILITY ROOM

Porcelain tiled flooring with underfloor heating, units with wood worktops, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, window to rear aspect and door to side. Storage and boiler cupboard.

LANDING

Fitted carpet, double radiator, loft access, doors to all rooms and bathroom, airing cupboard.

MASTER BEDROOM

Fitted carpet, two double radiators, dual windows to rear aspect, fitted wardrobes with integrated sliding door to en-suite.

ENSUITE

Luxury vinyl tile flooring, obscured window to side aspect, double radiator, and walk-in shower enclosure with marble effect tiles, hand wash basin and W.C, extractor fan.

BEDROOM TWO

Fitted carpet, two double radiators, dual windows to front aspect.

BEDROOM THREE

Fitted carpet, double radiator, dual windows to front aspect.

BEDROOM FOUR

Fitted carpet, double radiator, window to rear aspect.

FAMILY BATHROOM

Four-piece suite comprising of W.C, hand wash basin, fitted bath and walk-in shower enclosure, surround marble effect tiles. Luxury vinyl tile flooring, double radiator, obscured window to rear aspect,

SINGLE GARAGE

IMPORTANT INFORMATION

MEASUREMENTS: All measurements quoted are approximate.

15'08 x 13'02 (4.78m x 4.01m)

9'01 x 7'02 (2.77m x 2.18m)

7'02 x 3'06 (2.18m x 1.07m)

22'04 x 12'06 (6.81m x 3.81m)

8'09 x 7'02 (2.67m x 2.18m)

15'02 x 9'08 (4.62m x 2.95m)

15'09 x 9'09 (4.80m x 2.97m)

13'10 x 12'01 max (4.22m x 3.68m max)

13'08 x 7'02 (4.17m x 2.18m)

9'07 x 6'09 (2.92m x 2.06m)

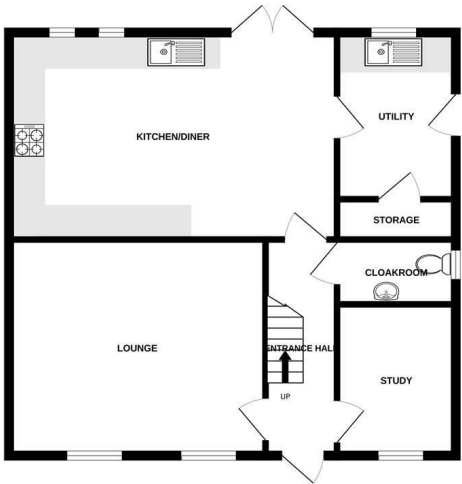
Nestled in the charming village of Terrington St. Clement, Saxon Close presents an exceptional opportunity to acquire a beautifully designed detached house. This property boasts a modern and contemporary aesthetic that is sure to appeal to discerning buyers.

The home features a spacious reception room and a separate study, providing ample space for both relaxation and entertaining. With four well-proportioned bedrooms, including a master suite complete with an ensuite shower room, this residence is perfect for families or those seeking extra space. The family bathroom is elegantly appointed with a four-piece suite, ensuring comfort and convenience for all. The heart of the home is undoubtedly the open plan kitchen diner, which is ideal for family gatherings and social occasions. Additionally, a utility room and a downstairs cloakroom enhance the practicality of the layout. The property benefits from underfloor heating, ensuring a warm and inviting atmosphere throughout.

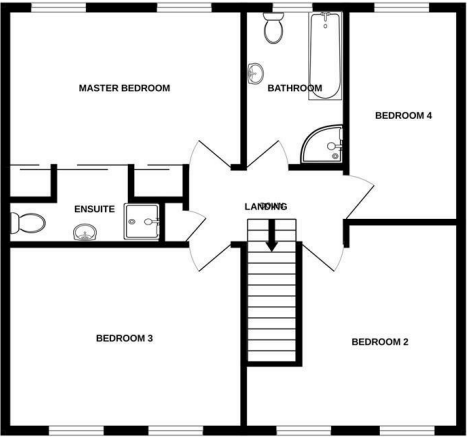
Outside, the landscaped rear garden offers a tranquil retreat, perfect for enjoying the outdoors. The property also includes off-road parking for two vehicles and a garage, providing ample space for your vehicles and storage needs.

Situated in a popular village location, this home is not only well-presented but also offers a sense of community and convenience. It truly needs to be seen to be appreciated. Whether you are looking for a family home or a peaceful retreat, this property is a must-visit.

GROUND FLOOR



1ST 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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