

DIRECTIONS

From Kings Lynn travel along the A47 until you come to the roundabout taking the 2nd exit onto the A17 signposted Sleaford. Turn right into Station Road signposted Terrington St. Clement, turn left onto Sutton Road then right onto Marshland Street. Take the left hand turn onto Wesley Road, then right onto Hillgate Street then right again onto Chapel Road where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		52	
(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.

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."

"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.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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36 Chapel Road Terrington St. Clement King's Lynn Norfolk PE34 4ND

**SPACIOUS THREE BEDROOM DETACHED BUNGALOW IN VILLAGE
LOCATION WITH DOUBLE GARAGE**

Terrington St. Clement

£340,000 Freehold

01553 692828
sales@brittons.net





HALLWAY

Hardwood flooring, radiator, storage cupboard, airing cupboard, loft hatch.

185 x 11'11 (5.61m x 3.63m)

LOUNGE

Hardwood flooring, brick fireplace, French doors to conservatory, window to side aspect.

126 x 11'11 (3.81m x 3.63m)

DINING ROOM

Hardwood flooring, radiator, window to front aspect.

119 x 9'8 (3.58m x 2.95m)

CONSERVATORY

Vinyl flooring, French doors leading to patio and garden.

14'2 x 11'2 (4.32m x 3.40m)

KITCHEN/BREAKFAST ROOM

Range of wall and base units, breakfast bar, granite work surfaces, sink with mixer tap, built in electric oven and hob, space for dish washer, tiled floor, radiator, window to rear aspect, door to utility.

107 x 4'8 (3.23m x 1.42m)

UTILITY

Base units, butler sink, space for washing machine, tiled floor, boiler, door to rear garden.

11'8 x 11'2 (3.56m x 3.40m)

MASTER BEDROOM

Built in full height mirrored wardrobes, Radiator, window to front aspect, door to en-suite.

11'5 x 11'1 (3.48m x 3.38m)

EN-SUITE

Fully tiled wetroom style en-suite with thermostatic mixer shower, hand basin and WC, heated towel rail, window to side aspect.

13'6 x 8'11 (4.11m x 2.72m)

BEDROOM TWO

Fitted carpet, built in wardrobe, radiator, window to front aspect.

BEDROOM THREE

Fitted carpet, radiator, window to rear aspect.

BATHROOM

Bath with electric shower over and shower screen, WC, hand basin, heated towel rail, tiled walls, window to rear aspect.

FRONT GARDEN

Mainly laid to lawn, with a brickweave driveway leading to a double garage, various trees and shrubs, gated side access to rear garden.

REAR GARDEN

Patio area, Lawn, decorative shingle, access to workshop, side access to front garden.

GARAGE

Double garage with electric door, power and light, door to workshop.

WORKSHOP

Power and light, cold water tap, door to garage.

IMPORTANT INFORMATION

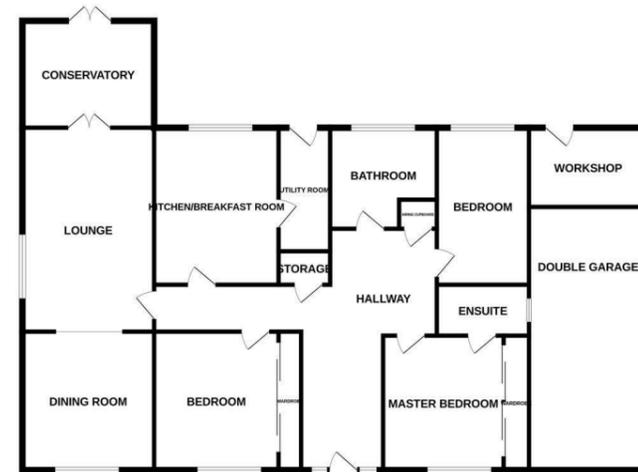
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Located in a tucked away position on Chapel Road in Terrington St. Clement, Norfolk, this delightful detached bungalow offers a perfect blend of comfort and style. With three spacious bedrooms, including a master suite with an ensuite bathroom, this home is ideal for families or those seeking a peaceful retreat. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The open-plan lounge seamlessly flows into the dining area, creating a warm and homely atmosphere, enhanced by a log burner that promises cosy evenings during the colder months. The well-maintained kitchen features a separate utility area, ensuring practicality and convenience for everyday living. Outside, the beautifully landscaped gardens are a true highlight, featuring a tranquil pond, vibrant flower beds, and a charming wooden shed. The summer house offers an idyllic spot for enjoying the outdoors, whether for leisure or as a creative workspace. With driveway parking available for multiple vehicles, this property caters to both convenience and accessibility. This bungalow is not just a house; it is a home filled with warmth and character, perfect for those looking to enjoy a serene lifestyle in a picturesque setting. Don't miss the opportunity to make this lovely property your own.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, ceiling and any other items are approximate and no responsibility is taken for any error or omission in the information. This plan is for illustrative purposes only and should be used as a guide only. The layout, fixtures and fittings shown have not been fixed and no guarantee is given as to their accuracy or efficiency can be given. Made with Metropack (2023)



