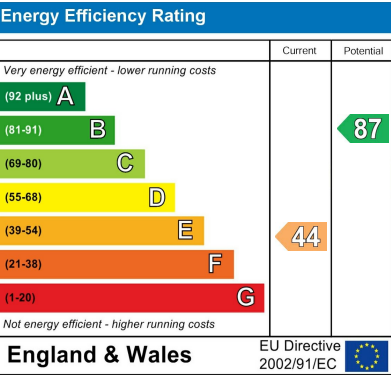


DIRECTIONS

SATNAV: PE34 4PQ



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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THREE BEDROOM SEMI-DETACHED HOUSE WITH GARAGE AND DRIVEWAY

King's Lynn

£215,000 Freehold

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LOUNGE/DINER Laminate flooring. Two double radiators. Exposed brick fireplace with electric wood burner. Windows to front and rear aspect. Wooden staircase to first floor with feature banister.	22'06" x 12'11" (6.71m'1.83m" x 3.66m'3.35m")
KITCHEN Tiled flooring. White brick surround splashback tiles. Range of wall-mounted, base and drawer units with worktop over. Windows to side aspect/rear garden. Large 1 1/2 bowl sink with drainer and. Double radiator.	10'00" x 7'09" (3.05m'0.00m" x 2.13m'2.74m")
REAR LOBBY Tiled flooring. Half height white brick wall tiling. Leading to rear porch and Shower-room.	
SHOWER ROOM Tiled flooring. Shower enclosure with dual electric shower heads. Obscured window to rear aspect. W.C Hand wash basin with hot and cold taps. Extractor fan. Double radiator.	7'10 x 5'08" (2.13m'3.05m x 1.52m'2.44m")
LANDING Laminate flooring. Double radiator. Leading to all rooms and loft access. Airing Cupboard.	
BEDROOM ONE Laminate flooring. Double radiator. Window to front aspect.	12'09" x 11'05" (3.66m'2.74m" x 3.35m'1.52m")
BEDROOM TWO Laminate flooring. Double radiator. Window to side aspect/rear garden.	10'00 x 7'10" (3.05m'0.00m x 2.13m'3.05m")
BEDROOM THREE Laminate flooring. Window to rear aspect. Double radiator.	10'07" x 7'05" (3.05m'2.13m" x 2.13m'1.52m")

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Nestled on Sutton Road in the charming village of Terrington St. Clement, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Recently renovated, the property boasts an inviting open-plan living area that creates a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The spacious reception room flows seamlessly into the dining area, providing a versatile space for family gatherings or quiet evenings at home. The well-appointed kitchen complements the open layout, making it easy to engage with guests while preparing meals. The property features three generously sized bedrooms, each offering ample natural light and space for personalisation. The bathroom is thoughtfully designed, ensuring convenience for the whole family. Outside, the enclosed garden presents a private oasis, perfect for enjoying sunny days or hosting barbecues with friends. This outdoor space is ideal for children to play safely or for gardening enthusiasts to cultivate their green thumb. Situated in a peaceful neighbourhood, this semi-detached house is conveniently located near local amenities and transport links, making it an excellent choice for families or professionals seeking a tranquil yet accessible lifestyle. With its modern renovations and inviting atmosphere, this property is a wonderful opportunity for anyone looking to make a house a home.



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, distances, areas and any other data are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The agents, vendors and applicants accept no liability for any errors or omissions. We are not responsible for the accuracy of the figures. Made with Drawings 12/05



