

DIRECTIONS

Sat Nav: PE34 4LS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(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.

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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.

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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.

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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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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8b Cobbs Hill Terrington St. Clement King's Lynn PE34 4LS

BEAUTIFULLY PRESENTED SPACIOUS FOUR BEDROOM DETACHED HOUSE IN VILLAGE LOCATION

King's Lynn

£625,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL

Tiled floor with an impressive staircase leading to the first floor.

LOUNGE

Fitted carpet, feature fireplace with tiled hearth. Windows to the front aspect and French doors to the rear aspect.

21'5 x 15'10 (excluding chimney breast) (6.53m x 4.83m (excluding chimney breast))

STUDY / DINING ROOM

Fitted carpet with window to the front aspect.

11'7 x 9'9 (3.53m x 2.97m)

KITCHEN / DINER

Range of base, wall and drawer units with work top over. Integrated double oven with electric hob, splashback and a extractor over. Space for American style fridge freezer. One and half bowl sink with mixer tap over set within granite work top within central island. Built in wine cooler. Further units feature a oak work top. Integrated dishwasher. Double doors to pantry with shelving. Leads to utility room. Spot lighting, window to side aspect and French doors to the rear aspect.

23'1 x 15'6 (7.04m x 4.72m)

UTILITY ROOM

Range of base and wall units with an oak work top over. Space and plumbing for washing machine, and also space for fridge / freezer and tumble drier. Tiled floor. Spot lights and extractor fan. UPVC door to the side aspect and a window to the side aspect.

7'10 x 6'2 (2.39m x 1.88m)

CLOAKROOM

Comprising of hand wash basin and W.C with tiled floor, window to the rear aspect and spot lighting.

LANDING

Galleried landing with a window to the front aspect, radiator and access to loft space.

MASTER BEDROOM

Fitted carpet, radiator, window to side aspect. Door leading to dressing room.

15'6 x 13'3 (4.72m x 4.04m)

DRESSING ROOM

Window to the rear aspect, radiator, built in sliding drawers and clothing rails. Spot lighting.

7'7 x 5'10 (2.31m x 1.78m)

ENSUITE

Three piece suite comprising of hand wash basin set within vanity unit, with tiled splashback, W.C and a shower cubicle with mains shower. Window to the rear aspect, shaver socket, spot lighting, extractor fan and shelving.

BEDROOM TWO

Fitted carpet, window to rear aspect, radiator and a built in wardrobe.

15'10 inc wardrobe x 10'6 (4.83m inc wardrobe x 3.20m)

BEDROOM THREE

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

15'10 inc wardrobe x 10'6 (4.83m inc wardrobe x 3.20m)

BEDROOM FOUR

Fitted carpet, window to the front aspect, radiator, built in wardrobe and spot lighting.

11'8 inc wardrobe x 9'0 (3.56m inc wardrobe x 2.74m)

BATHROOM

Spacious bathroom with a standalone slipper bath with mixer taps and shower attachment over, W.C, and a hand wash basin set within a vanity unit. Tiled shower cubicle with mains shower. Radiator. Window to the rear aspect, airing cupboard housing hot water cylinder, shelving, spot lighting and an extractor fan.

EXTERNAL

Private driveway leading down to a gravel parking area to cart style garage with two bays (18'6 x 18'6) oak framed with tiled roof, both have light and a useful store to the rear which measures 19'6 x 7ft max, this features power, lights, works bench and window. Well maintained lawn to the front of the property.

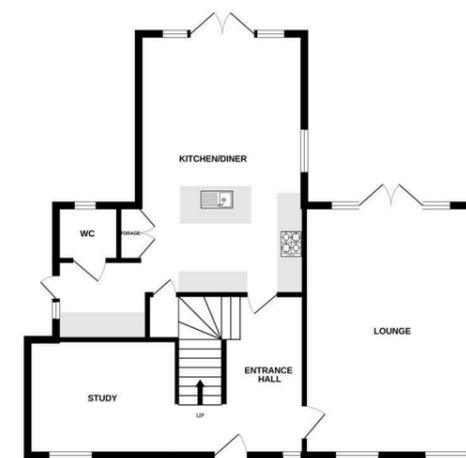
REAR GARDEN

Timber screen fencing securing the garden, Garden is mainly laid to lawn with Indian sand stone patio. Split level to rear and side, patio areas are lit. A further area laid to lawn to the side.

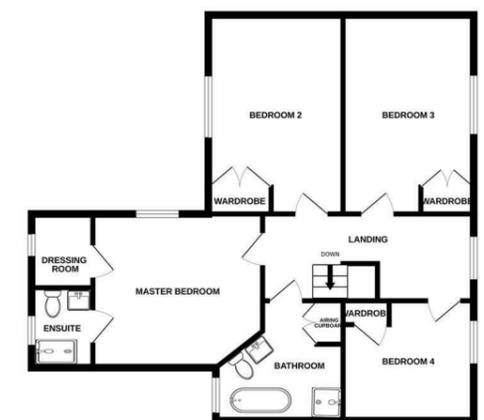
IMPORTANT INFORMATION

Nestled in the charming area of Cobbs Hill, Terrington St. Clement, King's Lynn, this impressive detached house offers a perfect blend of modern living and elegant design. With four well-proportioned bedrooms, including a luxurious master suite complete with an ensuite bathroom and a private dressing room, this home is ideal for families seeking comfort and style. The property boasts two inviting reception rooms, providing ample space for relaxation and entertainment. The spacious lounge, featuring a delightful fireplace, creates a warm and welcoming atmosphere, perfect for cosy evenings with loved ones. The modern kitchen diner is a culinary enthusiast's dream, offering a contemporary space for cooking and dining, while a separate dining room or study adds versatility to the layout. The family bathroom is a standout feature, showcasing a stunning standalone slipper bath, perfect for unwinding after a long day. This home is not only well-presented but also thoughtfully designed to cater to the needs of modern family life. With its attractive location and impressive amenities, this property is a rare find in the market. Whether you are looking to entertain guests or enjoy quiet family time, this home provides the ideal setting for both. Do not miss the opportunity to make this exceptional property your own.

GROUND FLOOR



1ST FLOOR



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