


DIRECTIONS

SATNAV: PE34 4PQ

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

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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46 Sutton Road Terrington St. Clement King's Lynn PE34 4PQ

TWO BEDROOM DETACHED BUNGALOW WITH CONSERVATORY AND
OFF ROAD PARKING

King's Lynn

£250,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL Wood effect laminate flooring, access to loft space. Upvc double glazed door.	()
LOUNGE DINER Feature fireplace with open fire, two radiators, wood affect laminate flooring, double glazed windows to the front, double glazed French doors to conservatory.	21'2 x 11'11 (6.45m x 3.63m)
KITCHEN Range of base wall and drawer units with worktop over. Stainless steel sink with drainer, electric oven and hob with extractor hood over. Space and plumbing for washing machine, space for fridge. Oil fired boiler. Tiled flooring and a radiator. Window to the front aspect.	9'10 x 8'0 (3.00m x 2.44m)
CONSERVATORY double glazed windows and door to rear, fitted radiator.	9'2 x 8'2 (2.79m x 2.49m)
BEDROOM ONE Carpeted, fitted radiator, double glazed windows to rear.	10'1 x 10'11 (3.07m x 3.33m)
BEDROOM TWO Carpeted, fitted radiator, double glazed windows to rear.	10'1 x 7'11 (3.07m x 2.41m)
SHOWER ROOM Tiled flooring, heated towel rail, large shower, double glazed windows to the front.	7'7 x 5'2 (2.31m x 1.57m)

GARDEN
Both the front and rear gardens are brick weave.

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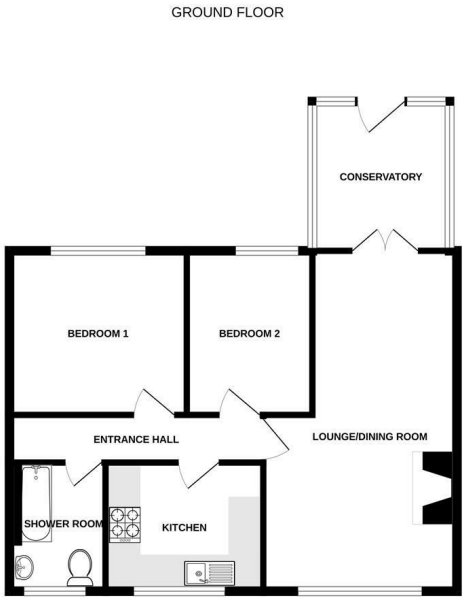
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Video Showcase Available: This charming two-bedroom bungalow, situated on Sutton Road in the sought-after village of Terrington St. Clement, offers a perfect blend of comfort and convenience. The property boasts a bright lounge diner, providing an inviting space for relaxation and entertaining. The addition of a conservatory enhances the living area, allowing for an abundance of natural light and a lovely view of the surrounding gardens. The bungalow features two bedrooms, ideal for a small family or those seeking a peaceful retreat. The modern shower room is designed for both functionality and style. Outside, the property is complemented by beautifully maintained front and rear brick weave gardens, providing a low-maintenance outdoor space that is perfect for enjoying the fresh air. Off-road parking is also available, adding to the convenience of this charming home. This bungalow is not only a comfortable living space but also a wonderful opportunity to enjoy the tranquil lifestyle that Terrington St. Clement has to offer. With its appealing features and prime location, this property is sure to attract interest from those looking for a serene yet accessible place to call home.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, weights and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the general impression of the property. The property is shown with approximate dimensions and is not intended to be a precise representation of the property. Measurements are given in feet and inches (ft/in) and in metres (m).



