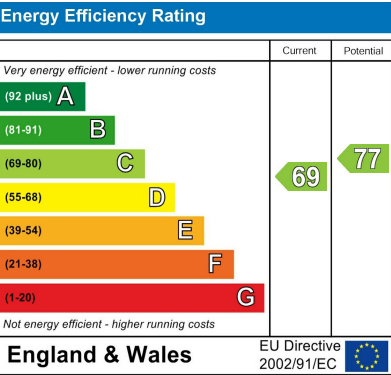


DIRECTIONS

Sat Nav: PE34 4LS



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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"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.

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"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.

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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

£650,000 Freehold

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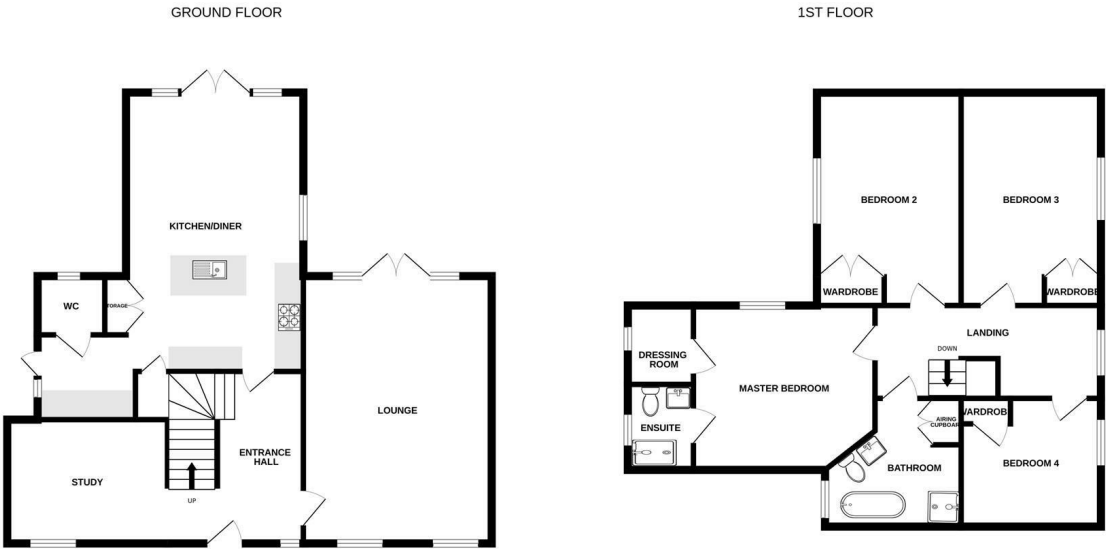






<b>ENTRANCE HALL</b> Tiled floor with an impressive staircase leading to the first floor.	
<b>LOUNGE</b> Fitted carpet, feature fireplace with tiled hearth. Windows to the front aspect and French doors to the rear aspect.	21'5 x 15'10 (excluding chimney breast) (6.53m x 4.83m (excluding chimney breast))
<b>STUDY / DINING ROOM</b> Fitted carpet with window to the front aspect.	11'7 x 9'9 (3.53m x 2.97m )
<b>KITCHEN / DINER</b> 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 )
<b>UTILITY ROOM</b> 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 )
<b>CLOAKROOM</b> Comprising of hand wash basin and W.C with tiled floor, window to the rear aspect and spot lighting.	
<b>LANDING</b> Galleried landing with a window to the front aspect, radiator and access to loft space.	
<b>MASTER BEDROOM</b> Fitted carpet, radiator, window to side aspect. Door leading to dressing room.	15'6 x 13'3 (4.72m x 4.04m )
<b>DRESSING ROOM</b> 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 )
<b>ENSUITE</b> 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 the the rear aspect, shaver socket, spot lighting, extractor fan and shelving.	
<b>BEDROOM TWO</b> 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 )
<b>BEDROOM THREE</b> 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 )
<b>BEDROOM FOUR</b> 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 )
<b>BATHROOM</b> 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.	
<b>EXTERNAL</b> 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.	
<b>REAR GARDEN</b> 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.	
<b>IMPORTANT INFORMATION</b>	

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.



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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