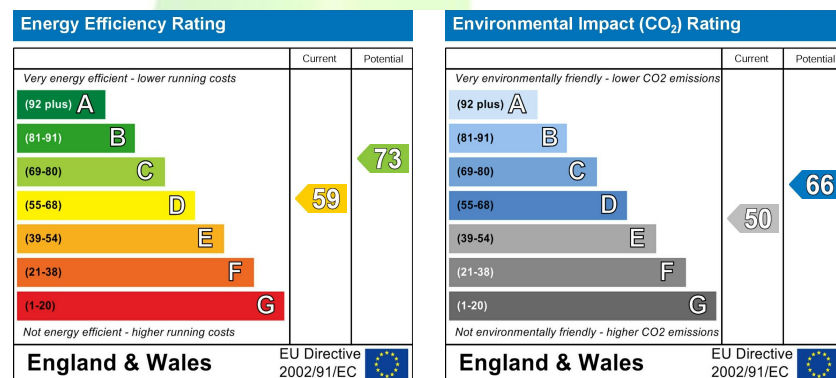


## DIRECTIONS

From Kings Lynn proceed along the A47 towards Wisbech. Continue along the dual carriage way and take the 2nd exit signposted Terrington St John. Turn left, then at the t-junction turn left again onto Main Road. Take the 1st right onto School Road then turn left onto Mill Road where the property can be found on the right hand side easily identified by our For Sale board.



## 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.



Rosedene Mill Road Terrington St John Cambs PE14 7SF

**FOUR BEDROOM DETACHED HOUSE WITH AMPLE PARKING + ONE BEDROOM ANNEXE AND WAREHOUSE**

**Terrington St John**

**£469,950 Freehold**





PORCH	6'0 x 2'10 (1.83m x 0.86m)
HALLWAY	16'8 max x 5'11 max (5.08m max x 1.80m max)
LOUNGE	19'9 max x 13'8 max (6.02m max x 4.17m max)
DINING ROOM	14'11 max x 13'8 (4.55m max x 4.17m)
SUNROOM	32'8 max x 8'10 max (9.96m max x 2.69m max )
KITCHEN	19'3 max x 16'2 max (5.87m max x 4.93m max)
Integrated appliances	
BEDROOM 1	13'9 x 12'0 (4.19m x 3.66m)
EN-SUITE BATHROOM	8'6 x 5'11 (2.59m x 1.80m)
BEDROOM 2	16'6 max x 12'10 max (5.03m max x 3.91m max)
BEDROOM 3	13'9 x 9'5 to wardrobes (4.19m x 2.87m to wardrobes)
BEDROOM 4	14'4 to wardrobes x 11'6 (4.37m to wardrobes x 3.51m)
BATHROOM	13'1 max x 6'11 max (3.99m max x 2.11m max)
REAR LOBBY	19'1 max x 8'1 max (5.82m max x 2.46m max)
ANNEXE LOUNGE/DINER	18'5 max x 9'3 max (5.61m max x 2.82m max)
ANNEXE BEDROOM/STUDY	9'8 max x 8'9 max (2.95m max x 2.67m max)
ANNEXE SHOWER ROOM	9'8 into shower x 5'7 (2.95m into shower x 1.70m)
WAREHOUSE	48'8 x 43'10 (14.83m x 13.36m)
Height 21'10 with concrete base	
GARDEN	
DRIVEWAY	
REAR VIEW	

Brittons are proud to offer this BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM DETACHED HOUSE + ONE BEDROOM ANNEXE, driveway with ample parking and warehouse. The property benefits from oil fired central heating and double glazing. The accommodation is arranged over two floors comprising front porch, hallway lounge, kitchen, sunroom, dining room and rear lobby on the ground floor with four bedrooms, family bathroom and en-suite bathroom on the first floor. Outside offers landscaped garden, driveway and warehouse. One bedroom annexe comprises lounge, bedroom/ study and shower room. Please Note: The property did have outline planning application for a single dwelling which has now lapsed.

