



Cobbs Hill, Terrington St. Clement, KING'S LYNN, PE34 4LS

welcome to

Cobbs Hill, Terrington St. Clement, KING'S LYNN

Located in the attractive area of Cobbs Hill is this beautifully presented detached four bedroom family home which is close local amenities. Viewing highly recommended to appreciate all this stunning property has to offer.



Entrance Hall

12' 9" x 12' 3" (3.89m x 3.73m)

Tiled floor with an impressive staircase leading to first floor

Lounge

21' 5" x 15' 10" (6.53m x 4.83m)

Double glazed doors to area, double glazed window to front, fireplace

Kitchen/Breakfast Room

23' 2" x 15' 7" (7.06m x 4.75m)

Range of base and wall units, with work top over, integrated double oven with electric hob, splashback and extractor over, space for American style fridge freezer. Inset sink with mixer tap over set within a granite work top within central island. Built-in wine cooler. Further units feature oak work top. Integrated dishwasher. Double doors to pantry with shelving.

Utility

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

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

Cloakroom

Comprising low level WC, wash hand basin, tiled floor, window to rear aspect, spotlights

Study/Family Room

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

Window to front aspect

First Floor Landing

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

Bedroom One

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

Radiator, window to side aspect, door to:-

Dressing Room

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

Window to rear aspect, radiator, built-in sliding drawers and clothing rail, spot light

En Suite

Low level WC, wash hand basin, shower cubicle, double glazed window, tiled splashback's, extractor fan and shelving

Bedroom Two

15' 10" max x 10' 6" (4.83m max x 3.20m)

Double glazed window, radiator, built-in wardrobe

Bedroom Three

15' 10" max x 10' 6" (4.83m max x 3.20m)

Double glazed window, radiator, built-in wardrobe

Bedroom Four

11' 8" x 9' 1" (3.56m x 2.77m)

Double glazed window, radiator, built-in wardrobe

Bathroom

11' 8" max x 11' 11" Into recess (3.56m max x 3.63m Into recess)

Spacious bathroom with free standing bath with mixer tap and shower attachment over, low level WC, wash hand basin set in vanity unit. Tiled shower cubicle with mains shower, radiator, window to rear aspect, airing cupboard housing hot water tank, extractor fan, spotlighting

Outside

Private driveway leading to detached art-style double garage with power, light and electric roller doors with attached workshop. The rear garden is laid mainly to lawn with an abundance of mature shrubs, plants and small trees.



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welcome to

Cobbs Hill, Terrington St. Clement, KING'S LYNN

- Popular Village of Terrington St Clement
- Detached Family Home
- Four Spacious Bedrooms
- En Suite and Dressing Room to Master
- Open Plan Kitchen/Family Room

Tenure: Freehold EPC Rating: C

Council Tax Band: F



offers in excess of

£625,000

Total floor area 237.0 m² (2,551 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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postcode not the actual property

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Property Ref:
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