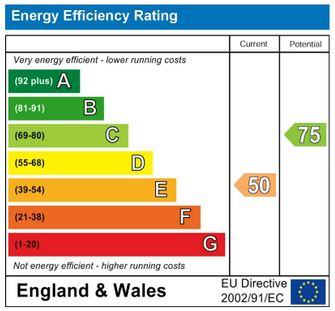
DIRECTIONS

SATNAV: PE34 4PJ



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: 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.

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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.

"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 Brittons Estate 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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"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.

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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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70 Sutton Road Terrington St. Clement King's Lynn PE34 4PJ

TWO BEDROOM DETACHED BUNGALOW WITH GARAGE AND PRIVATE DRIVEWAY

King's Lynn **£230,000 Freehold**

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TERRINGTON ST CLEMENT
Terrington St Clement is a well-served and attractive large village in West Norfolk, situated around seven miles west of King's Lynn and surrounded by open fenland countryside. The village offers an excellent range of everyday amenities, including a supermarket, post office, farm shop, newsagents, bakery, hardware store, takeaways, hairdressers, pubs, and two doctor's surgeries, making it highly convenient for day-to-day living. Families are also well catered for, with both Terrington St Clement Community School and St Clement's High School located within the village. Community facilities such as the village hall, playing fields, parks and local groups contribute to a strong village atmosphere, while regular bus links connect residents to King's Lynn, and more. The local area is known for its rural character, expansive agricultural landscapes and historic charm, including the impressive parish church often referred to as the "Cathedral of the Marshland", offering residents a peaceful countryside setting without sacrificing essential services.

PORCH
Vinyl flooring, triple aspect windows to front aspect, door to lounge.

LOUNGE 20'8" x 12'6" (6.30m x 3.81m)
Laminate flooring, bay window to front aspect, rear window to conservatory, two double radiators and a single radiator, door to hall and kitchen.

KITCHEN 13'6" x 7'10" (4.11m x 2.39m)
Tiled flooring, range of wall-mounted base and drawer units, stainless steel sink, integrated electric hob and oven, space for fridge, space and plumbing for washing machine, boiler, door and window to conservatory, door to shower room.

SHOWER ROOM 7'10" x 6'1" (2.39m x 1.85m)
Laminate flooring, airing cupboard, obscured window to side aspect, single radiator, hand wash basin, W.C, walk-in shower enclosure.

CONSERVATORY 12'10 x 8'2" (3.91m x 2.49m)
Tiled flooring, double aspect views to rear garden, sliding patio door, power supply.

HALLWAY
Doors to both bedrooms, loft access.

BEDROOM ONE 12'5" x 9'11 (max) (3.78m x 3.02m (max))
Fitted carpet, bay window to front aspect, double radiator.

BEDROOM TWO 10'4" x 9'11" (3.15m x 3.02m)
Fitted carpet, window to rear aspect, double radiator.

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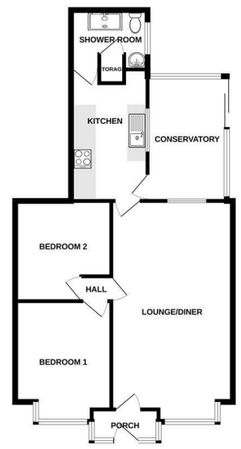
Nestled on Sutton Road in the charming village of Terrington St. Clement, this delightful two-bedroom detached bungalow offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge/diner, an ideal space for relaxation and entertaining guests. The bungalow features a well-appointed shower room, ensuring practicality for everyday living.

One of the standout features of this property is the lovely conservatory, which provides a bright and airy atmosphere, perfect for enjoying the surrounding views and natural light throughout the day. The private driveway adds to the appeal, offering ample parking space and enhancing the overall convenience of the home.

With its thoughtful layout and inviting spaces, this bungalow is perfect for those seeking a peaceful retreat in a friendly community. Whether you are a first-time buyer, looking to downsize, or seeking a comfortable home in a tranquil setting, this property is sure to meet your needs. Don't miss the opportunity to make this charming bungalow your new home.

GROUND FLOOR



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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