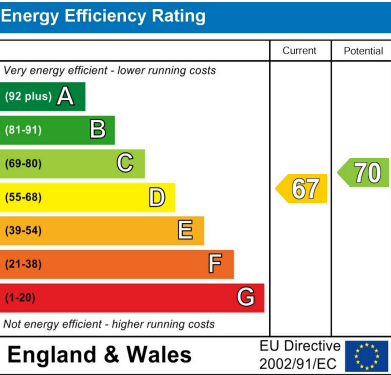


DIRECTIONS

Sat Nav: PE34 4JT



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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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.

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2 Howard Close Terrington St. Clement King's Lynn PE34 4JT

DETACHED FOUR / FIVE BEDROOM HOUSE WITH DRIVEWAY AND LOW
MAINTENANCE GARDEN IN POPULAR LOCATION

King's Lynn

£350,000 Freehold

01553 692828
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ENTRANCE HALL

Laminate wood flooring, double radiator, understair storage, cloakroom.

CLOAKROOM

Laminate wood flooring, double radiator, hand wash basin, W.C

LOUNGE

Fitted carpet, window to front, double radiator, traditional wood burner.

KITCHEN DINER

Range of wall, base and drawer units with worktop over, integrated oven and electric hob, large sink with drainer under window to rear garden, window to sitting room, door to side, space and plumbing for washing machine. Tiled flooring, two double radiators, sliding doors to garden / sitting room.

GARDEN / SITTING ROOM

Tiled flooring, two windows to rear garden, French doors to garden, VELUX skylights, underfloor heating with individual thermostat.

STUDY/BEDROOM FOUR

Fitted carpet, electric fire, window to front.

LANDING

Fitted carpet, airing cupboard, storage cupboard, window to front.

MASTER BEDROOM

Master Bedroom: 11'04" x 10'07". Fitted carpet, built in wardrobe, window to rear, double radiator, en-suite.

ENSUITE

Three piece suite comprising of a walk-in shower enclosure, W.C, hand wash basin with vanity unit, double radiator, heated towel rail and obscured window to rear,

BEDROOM TWO

Fitted carpet, built in wardrobe, window to front, double radiator.

BEDROOM THREE

Fitted carpet, window to rear, double radiator.

STUDY

Fitted carpet, staircase to loft conversion, window to front, double radiator.

BATHROOM

Three piece suite comprising of a hand wash basin with vanity unit, W.C, fitted bath with electric shower attachment. Tiled flooring, obscured window to side, double radiator.

LOFT CONVERSION/ BEDROOM FIVE

Full loft conversion fitted with carpet, electric heating, VELUX skylights, storage and window. Perfect communal space with potential to change into a bedroom (Subject to Approval).

REAR GARDEN

Low maintenance garden laid to patio and decorative gravel with established flower beds.

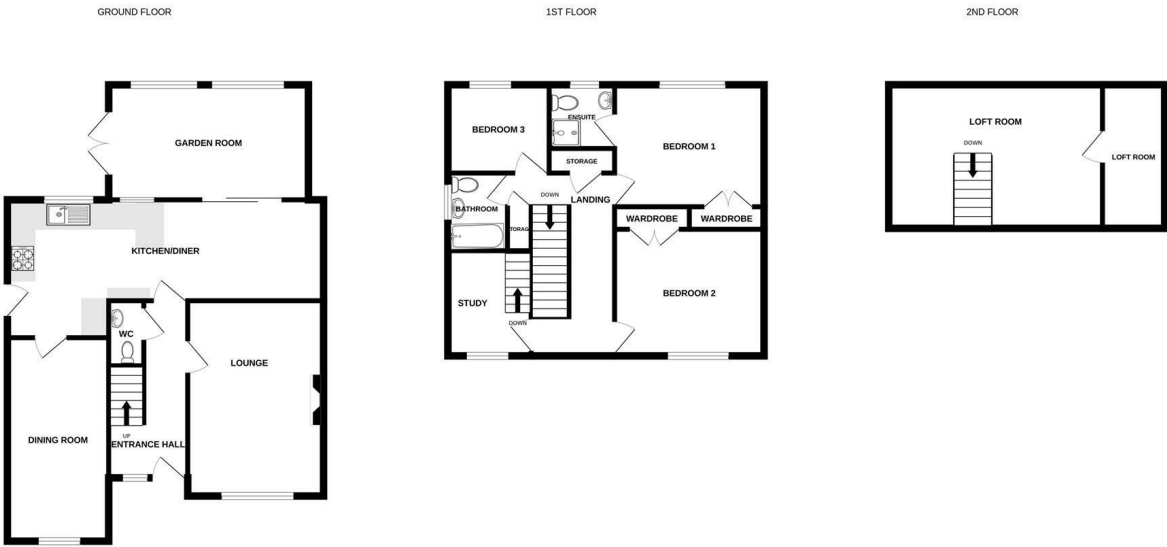
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NO UPWARD CHAIN Nestled in the charming village of Terrington St. Clement, King's Lynn, this delightful detached house on Howard Close offers a perfect blend of comfort and versatility. With four / five bedrooms, this property is ideal for families or those seeking extra space for guests or hobbies. Upon entering, you are greeted by a welcoming lounge featuring a cosy fireplace, perfect for relaxing evenings. The separate dining room, can also be utilized as a fourth bedroom, providing additional flexibility for your lifestyle needs. The heart of the home is undoubtedly the spacious kitchen diner, which boasts ample room for a dining table and seamlessly opens into a bright garden room, creating an inviting space for family gatherings or entertaining friends. The property includes two bathrooms, ensuring convenience for all occupants. Three of the bedrooms are located on the main floor, with a further space currently serving as a study, offers a quiet retreat for work or study. A staircase leads to a loft conversion, which presents an exciting opportunity to create a stunning additional fifth bedroom, subject to planning permission. Outside, the low-maintenance rear garden features decorative gravel and a patio area, providing a lovely space for outdoor relaxation or al fresco dining. Parking is available for multiple vehicles, adding to the practicality of this wonderful home. This property is not just a house; it is a place where memories can be made. With its spacious layout and potential for further development, it is a must-see for anyone looking to settle in this picturesque part of Norfolk.



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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