

SOWERBYS

Norfolk Property Specialists



35a Hay Green Road North

Terrington St Clement, King's Lynn, PE34 4PY

Guide Price £525,000



Viewing by appointment with our

King's Lynn Office 01553 766741 or kingslynn@sowerbys.com



35A HAY GREEN ROAD NORTH

Sowerbys are delighted to bring to market this executive style homes situated in the highly sought after village of Terrington St Clement. The developers have made sure to create something really special. From the moment the property comes into view, to when you explore this wonderful home, with its large reception hall and central staircase, open-plan kitchen/diner/sitting area and four double bedrooms, new builds is certainly impressive. The property offers an excellent level of finish.

Through the open oak porch, the front door gives access to an impressive reception hall. With a centralised staircase leading to the upper level this room sets the tone - it's all about space and abundance of light. Straight ahead and to the rear of the property is the open plan kitchen/diner/sitting area. With double height ceilings to one end where the dining and sitting area are, to a bespoke fitted kitchen to the other end. With quartz worktops, a range of base and wall units and all the modern appliances at your fingertips - the gadgets in this kitchen are set to impress. Centred around a kitchen island with its breakfast bar to one side and free flowing access to the sitting area and bi-fold doors to the raised patio area - this home is perfect for entertaining.

Off the reception hall you will find a good size utility with a side access door, there is also a study, which is a must have. On this floor you will also find a really good size double bedroom, large enough to use as an additional reception room should you wish. Completing the ground floor accommodation is the shower room. Upstairs the landing gives access to three further bedrooms, all of which are double in size, the family bathroom and an open gallery - and this is for sure something special - that ideal space to retreat to late in the evening. All three bedrooms benefit from walk in wardrobes with the principal bedroom having access to an en-suite.

The integral garage is a great addition to the property and our developer has had the foresight to include underfloor heating here, ready for someone to convert it should they need the extra space.

The outside space is of low maintenance - a gravel drive leading to the property will provide ample off-street parking spaces. The rear garden will be seeded, and a post and rail fence defines the boundaries. There is also a raised patio area creating the ideal space for dining alfresco.



KEY FEATURES

- Executive Style Detached New Home
- Four Double Bedrooms, Three Bathrooms
- Superb Open Plan Kitchen/Dining/Sitting Room
- Impressive Reception Hall with Central Staircase
- Study, Utility Room and Boiler Room
- Galleried First Floor Reception Room
- Low Maintenance Lawned Garden with Raised Patio
- Garage and Off Road Parking







Kitchen/Sitting Room	8.4m x 6.5m (27'8 x 21'5)
Study	5.2m x 2.6m (17'2 x 8'5)
Bedroom 4	5.2m x 3.3m (17'2 x 10'11)
Utility Room	5.2m x 1.6m (17'2 x 5'4)
Shower Room	3.8m x 1.2m (12'7 x 4'1)
Boiler Room	3.7m x 1.6m (12'1 x 5'1)
Entrance Hall	7.6m x 3.8m (24'9 x 12'7)
Garage	6.0m x 4.9m (19'7 x 16'2)



Ground Floor

Bedroom 1	5.3m x 4.3m (17'3 x 14'2)
En-Suite	3.5m x 3.2m (11'4 x 10'4)
Bedroom 2	5.3m x 3.9m (17'3 x 12'9)
Bedroom 3	5.3m x 3.9m (17'3 x 12'9)
Open Gallery	6.6m x 3.8m (21'8 x 12'4)
Bathroom	3.9m x 2.5m (12'7 x 8'2)
Landing	5.3m x 3.9m (17'4 x 12'7)



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 2952 sq. ft / 274 sq. m

TERRINGTON ST CLEMENT

Terrington St Clement is 4.4 miles west of King's Lynn. This village has various shops, two doctors' surgeries, two pubs and two excellent schools - one primary and one secondary. The huge church of St Clement is known as the Cathedral of the Fens. There is a half-hourly bus service to King's Lynn which has a good range of shops and superstores. The town has activities from ten pin bowling to restaurants and a cinema. There is a direct rail link to London King's Cross -approx. 1 hr 40 mins. For the golfer there are courses at King's Lynn, Middleton Tydd St Giles and slightly further away are the challenging links courses of Hunstanton and the Royal West Norfolk at Brancaster.

SERVICES CONNECTED

Mains water and electricity. Drainage to treatment plant. Telephone and broadband. Air source heating with underfloor heating to ground floor.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

AGENT'S NOTE

The property will come with a 10 year architect warranty.

Viewing by appointment with our King's Lynn Office:
1 King Street, King's Lynn, Norfolk, PE30 1ET
01553 766741 • kingslynn@sowerbys.com



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