



THE STORY OF

1 Oldfield Drive

Terrington St. Clement, Norfolk

SOWERBYS



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1 Oldfield Drive

Terrington St. Clement, King's Lynn,
Norfolk, PE34 4NX

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Detached Family Home

Open-Plan Kitchen/Dining/Garden Room

Two Further Reception Rooms and a Study

Five Double Bedrooms

En-Suite to Principal Bedroom

Underfloor Heating to Ground Floor

Block-Paved Driveway and Double Garage

Breathtaking Field Views

Quiet and Private Location

No Onward Chain

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“A happy home in a beautiful location.”

Just a stone's throw away from the village centre and tucked away on a private drive, 1 Oldfield drive has created many happy memories over the past 16 years.

Privacy is immediately apparent on arrival at this wonderful family home, standing proudly at the end of a block-paved drive.

Entering through the front door, the impressive reception hall creates a statement implying from the outset that

this home boasts an abundance of light and spacious accommodation.

An open-plan kitchen/dining and garden room is the focal point of the home. A truly welcoming area, perfect for all occasions and used all year round for cooking, dining and entertaining. The current owners tell us that one of their favourite areas is the garden room with views over the garden – a superb space to bask in the sun that floods through the windows.



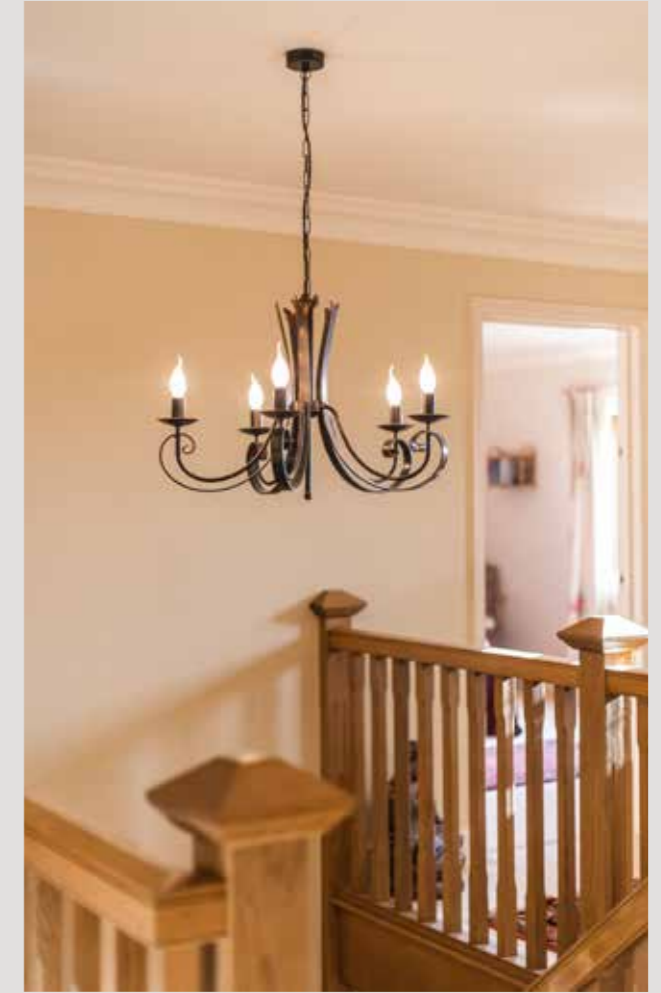


For those that enjoy their own space, to either read a book or indulge in a good television show, there are two further reception rooms. Or perhaps you work from home, then a well-equipped study will provide – what a fantastic, versatile home.

“The study overlooks the fields and I get to watch the wildlife whilst I work, it’s amazing.”

Ascending to the gallery landing, an area of the home where one can access all five double bedrooms and the family bathroom. The roaming wildlife easily is a pleasure to see over the fields to rear. A property of these impressive proportions would not be complete without an en-suite and built-in wardrobes.







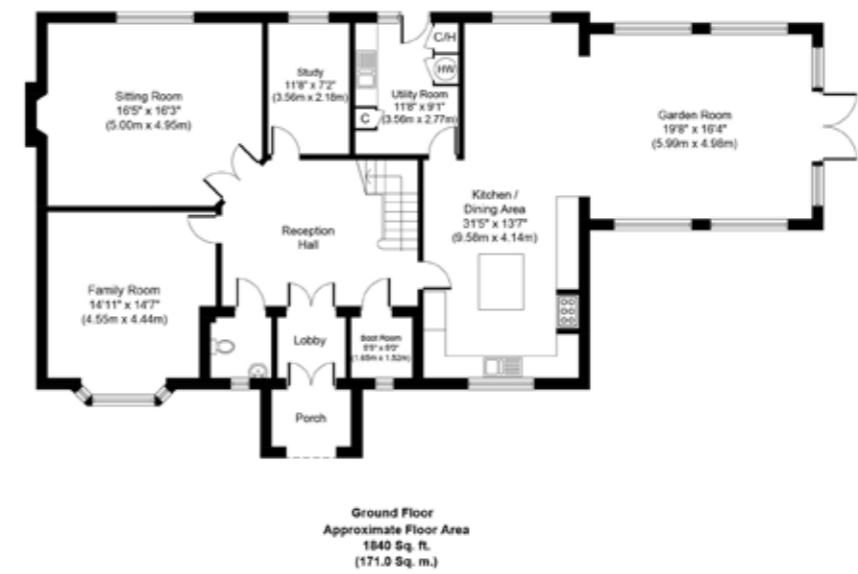
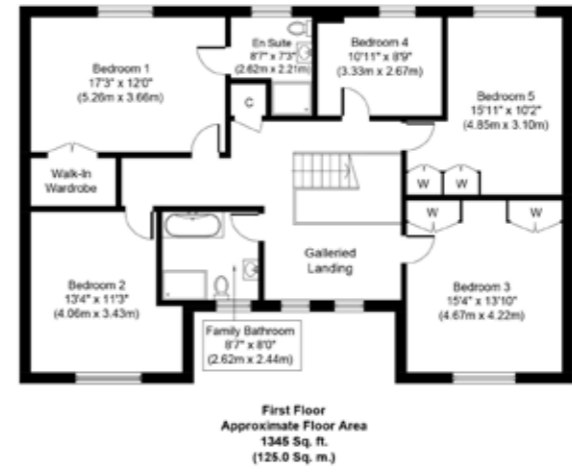
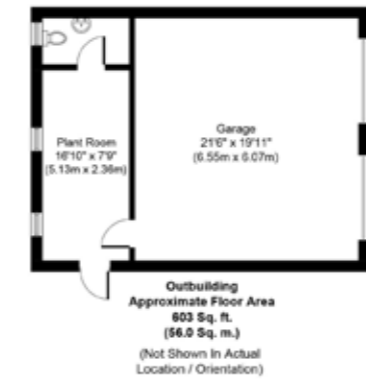
The outside space has been designed to be of low maintenance. To the front, through the wrought iron gates, the block-paved drive leading to the double garage will provide ample off road parking. The main garden is fully enclosed and well-established too. With mature trees, shrubs, lawn and a well-proportioned patio area – ideal for dining alfresco.

A well-appointed family home, with all the modern comforts - from underfloor heating, to open-plan sociable spaces and generous bedrooms, plus a private garden too. One can have all of this and more at 1 Oldfield Drive.





“Bask in the beautiful views over open fields.”



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS

Terrington St. Clement

IS THE PLACE TO CALL HOME



Claimed to be the largest village in the county, the area backs onto the marshland of West Norfolk, where King

John's crown jewels were said to be lost back in 1216.

Today the community comes together to make the most of the 14th century church, a primary and secondary school and everyday conveniences. The village has various shops, two doctors' surgeries, two pubs, two excellent schools - one primary and one secondary, and the church of St Clement, which is known as the Cathedral of the Fens.

There is a half-hourly bus service to the historic market town of King's Lynn, which is approximately five miles away and has a good range of shops and superstores. For the

keen-golfers 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.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from the Vendor



Snettisham

“A couple of our favourite places to visit nearby are Snettisham and Sandringham.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating with underfloor heating to the ground floor.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 6432-4829-4209-0751-1206

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

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SOWERBYS



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