



THE STORY OF

# Field View

*Terrington St. Clement, Norfolk*

**SOWERBYS**

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# Field View

3a Eastgate Lane, Terrington St. Clement Norfolk  
PE34 4NU



Detached Family Home

Open Plan Kitchen/Breakfast Room and Sitting Area

Separate Lounge and Separate Dining Room

Utility Room

Four Double Bedrooms

Family Bathroom and En-Suite Shower Room

Ample Off-Road Parking

Enclosed Rear Garden

Large Garden Shed and Jacuzzi Hot Tub

Superb Field Views



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“A spacious home, this is bright and quiet with a feeling of privacy and security too.”

Designed with the idea of spacious rooms at its forefront, Field View is a home which will gift you an open plan modern lifestyle.

Built only a few years ago, this home stands out for all the right reasons. A commanding front, you feel safe and at ease with the electric access gates which lead to a block paved drive.

As you approach the front door, you will get a small sense of the lovingly presented home just the other side.

And then, as first impressions go, the entrance hall with its double height, feels incredibly spacious and comfortable. The hall opens itself to the three main areas of downstairs and the sizeable rooms to make your own.



There's an immediate temptation to head straight on and into the open plan kitchen/breakfast room, with its seating area. Our sellers find this to be the hub of their home and you can see why. The layout means that with young children, you can keep a mindful eye on them whilst preparing dinner, still being together as a family. Invite friends round for a midday catch-up and this is the space which you all naturally gravitate towards, perhaps the easy access to the sprawling garden a contributing factor.

“With its field views, the kitchen/breakfast room is a great spot in this home.”

If it's an evening with friends, instead of a quick natter and coffee, then the formal dining room is the place to wine and dine. The spacious room can easily accommodate a well-sized dining table and our clients have also split the room's layout creating a play room and making this feel a loving family home.

At the end of the day, curl up on the sofa with a family film in the sitting room, which is once again another well-sized space.

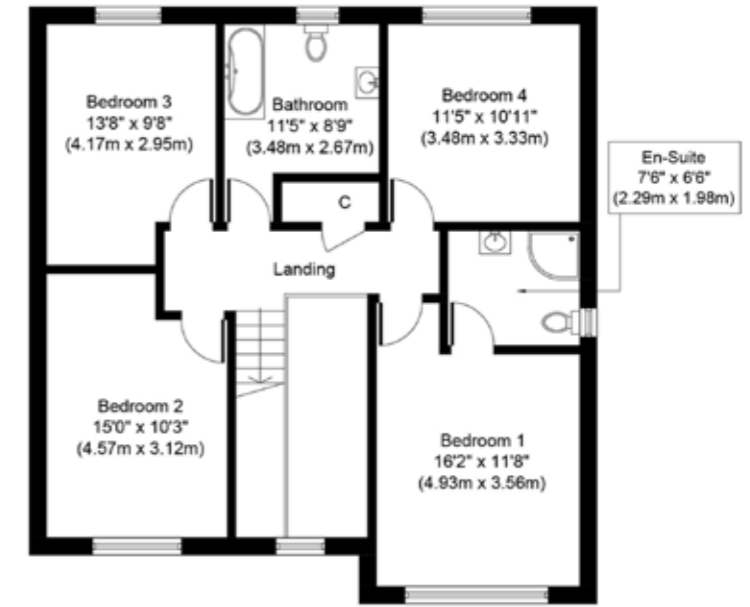
Head upstairs for your sleeping quarters and again bask in the bright and roomy spaces. The landing gives access to four bedrooms and a family bathroom, presented to an exceptional standard. All of the bedrooms are good-sized doubles whilst the principal bedroom also has its own en-suite shower room too. The bedrooms at the rear have their own speciality, the stunning field views, which make you feel relaxed and at peace.

For a family, or a busy household, the outside space lends itself well with the enclosed drive at the front providing ample off-road parking.

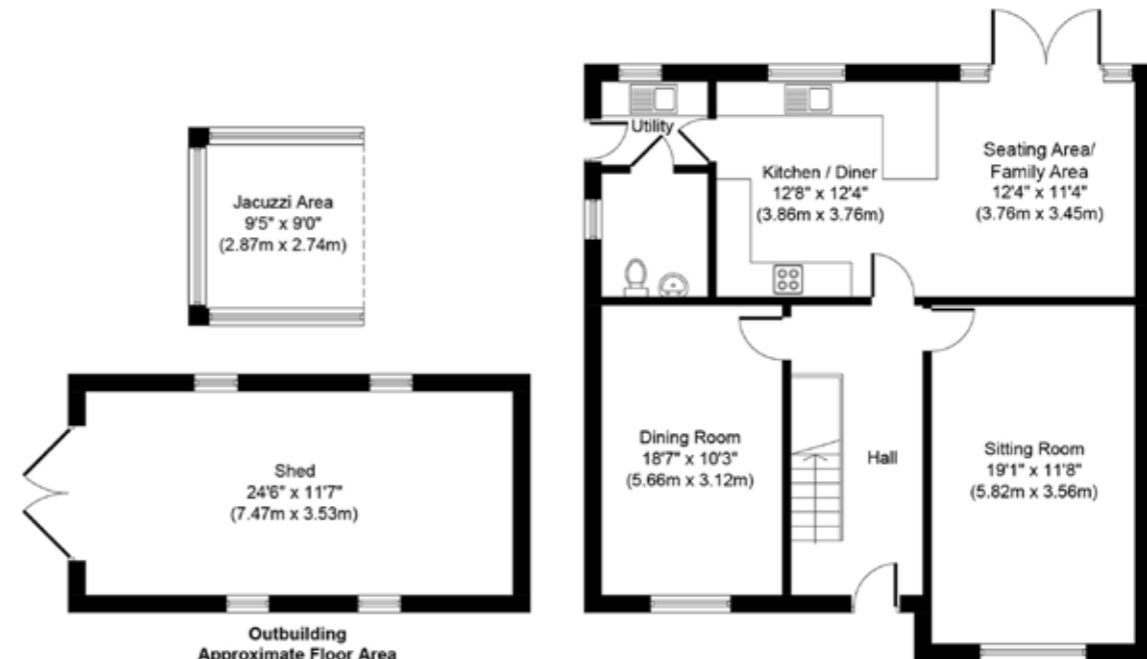
The rear garden, which is fully enclosed, benefits from some superb field views. Complementing them is a hot tub area, large patio and lawn - all the perfect combination to enjoy the upcoming summer months.

This is a beautifully presented family home, in a quiet area, where space is not an issue. Having already been a loving home, it's now ready for someone new to create their own memories and enjoy the opportunities afforded by Field View.





First Floor  
Approximate Floor Area  
929 Sq. ft.  
(86.3 Sq. m.)



Outbuilding  
Approximate Floor Area  
368 Sq. ft.  
(34.2 Sq. m.)  
(Not Shown in Actual Location / Orientation)

Ground Floor  
Approximate Floor Area  
929 Sq. ft.  
(86.3 Sq. m.)

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.



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 Sowerbys



The Royal Sandringham Estate is a popular place for walks.

“From here, you’re in a location which is greatly suited for the Norfolk coast and Sandringham.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Air source central heating. Air conditioning to the kitchen/seating area and three of the double bedrooms. CCTV with cameras at the front, rear and side of the house

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

B. Ref:- 9960-3805-7505-9898-7575

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.

## LOCATION

What3words: ///outlined.prospered.garages

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# SOWERBYS



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