



SMALL HOLDINGS ROAD
CLENCHWARTON PE34 4DY

BROWN & CO



SMALL HOLDINGS ROAD, CLENCHWARTON PE34 4DY

Substantial Detached Dwelling
Partly Refurbished, Chance to Finish Project
Large Plot of Approximately Half an Acre
Garage
Gardens to all Sides
Superb Position in Popular Village Close to King's Lynn
School, Shop and Village Playing Field all Nearby
Mainline Station Very Accessible



INTRODUCTION

Brown&Co offers a spacious four bedroom, three reception room, family home in Clenchwarton, King's Lynn. This former (modern) Rectory has a superb plot of approximately half an acre in the heart of a very popular village. The property is partly renovated and offers the chance for the new owners to finish to their own specification.

LOCATION

This property is situated in a sought-after village west of King's Lynn, close to a wide range of local amenities including a junior school and shop a very short walk away. It is also within easy reach of major transport links in and out of Norfolk, providing easy access to King's Lynn, a nearby town with mainline train station to Ely, Cambridge and London.

ACCOMMODATION

There is a large entrance hall with wc that leads to the spacious, triple aspect sitting room. There is a snug/office and double aspect dining room with kitchen, pantry and access to rear adjacent. On the first floor there is a landing which gives access to four well-proportioned bedrooms. The master bedroom is a spacious

double room with fitted storage and access to a space planned for an en-suite. There are three further bedrooms which have all been renovated and finished to a superb standard with one having an en-suite shower room with the potential to create more. Lastly, a family bathroom completes the first floor. The windows on the first floor have also been replaced.

GARDEN & EXTERIOR

The property is set on a large plot of approximately half an acre with a well-maintained garden, mostly laid to lawn, surrounding the property. There are a number of mature trees and borders providing privacy and points of interest in the garden. Various areas have been landscaped including a superb covered decking area for entertaining. There is a large driveway and garage.

AGENT'S NOTES

Viewers should be aware that the property is partly renovated. Further work to the property is required.

COUNCIL TAX BAND

The property is in Council Tax Band F.

SERVICES

Mains water, drainage and electricity are connected. Oil central heating. None of these services or appliances have been tested by the agent.

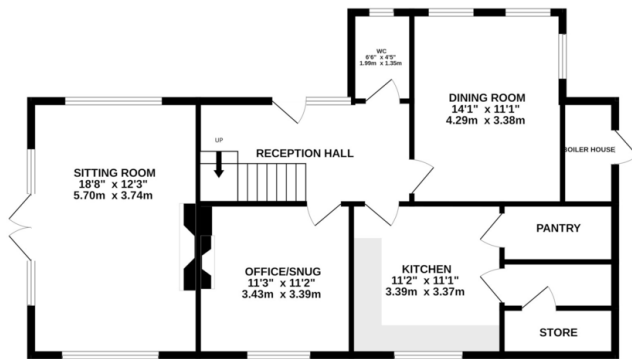
VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

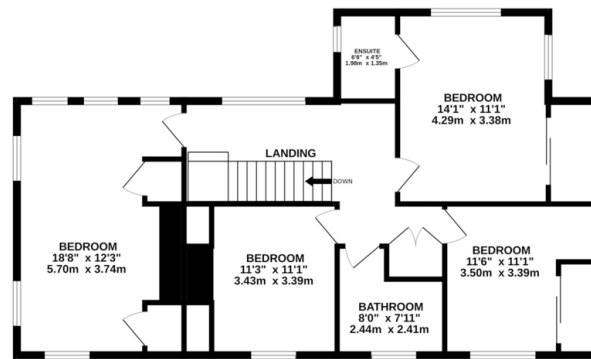
BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

GROUND FLOOR
890 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
882 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 1772 sq.ft. (164.6 sq.m.) approx.

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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