



Kilmovee
Terrington St Clement | Norfolk | PE34 4PU

FINE & COUNTRY

PICTURE-PERFECT FAMILY HOME



Beautifully presented modern five bedroom detached property situated in the popular and well serviced village of Terrington St.Clement.







- Beautifully presented Five Bedroom Detached Family Home
- Front Garden and generous enclosed rear Garden
- Modern Family Bathroom & Ensuite to Master Bedroom and downstairs Wet Room
- Stunning Country Style Kitchen, Utility Room & Downstairs WC
- Sitting Room with Wood Burning Stove & Separate Dining Room
- In and Out Driveway
- Popular Village Location
- Total Accommodation extends to 1671sq.ft
- Energy Rating D

Charming and Characterful Property

It's easy to see why this detached property is highly sought-after, especially as you'll find it in a picture-perfect and charming place to live. From the moment you drive into the gravel driveway, this house stands out as being something truly special. The current owners have lived in the property for 25 years, and it was the "location and the scope for improvement" that initially caught their attention. Now that they have spent many happy years at Kilmovee, they love the "friendly family home it has become" after they changed it to perfectly suit their needs.

It's large, full of character and it has an abundance of space for a flourishing family its five bedrooms, bathroom, wet room, ensuite shower room and downstairs cloakroom, it's the ideal place for a growing family, or for those who enjoy hosting guests. It's described as "a lovely looking, double-fronted house set among neighbouring bungalows" and it's certainly a property that the current owners will be sad to say goodbye to.

The Centre of Family Life

There is a lot to love about Kilmovee, and it really is a stunning house. When asked to describe the house in three words, the current owners chose "lovely family home" and there isn't a better description out there. When we think about gorgeous homes, this is the type of home that we imagine.

Though every room in the property stands out as being something to marvel at, the current owners have a firm favourite - the kitchen. They describe the kitchen as being "the place that draws people in" and the centre of where our family memories have been made. The kitchen is a large, practical and functional space, but it's also a room that has a truly wonderful design. It strikes the perfect balance between modern and traditional elements, and there is a hint of wholesomeness to enjoy.

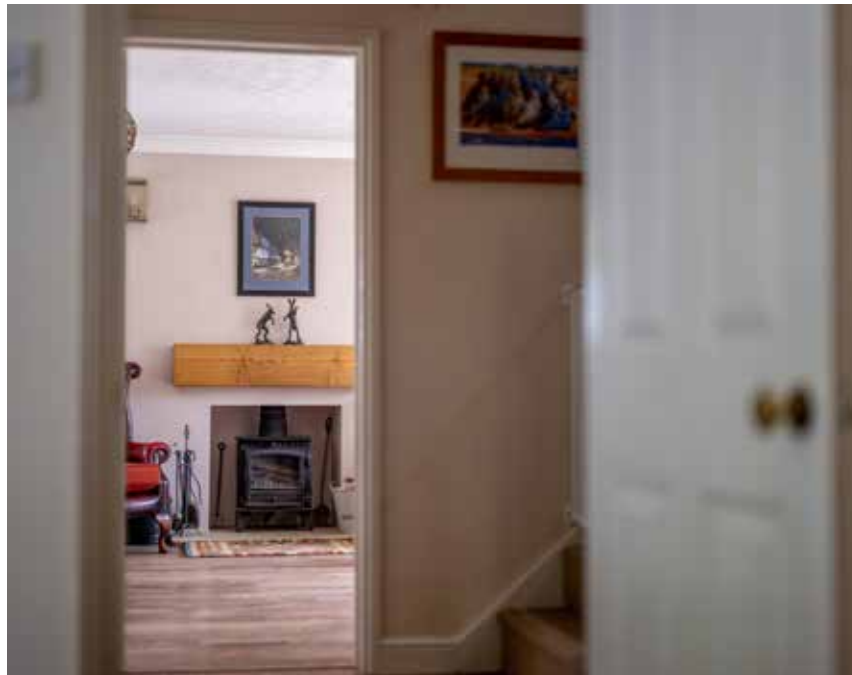
Elsewhere, there are two reception rooms, all of which offer something slightly different. This means that you won't struggle to find the perfect place to relax, whether you're sitting down with a good book, chatting with friends or watching a family film.



Gorgeous Outdoor Space

Kilmovee is undeniably special and this is the same on the outside as well as in. The garden is pleasant with lawn, trees, shrubs and colour. It's immaculately maintained, but it's also an easy garden to manage. Regardless of how green-fingered you are, this is a space that you will thrive in. There is a patio area, the ideal place for outside seating or an al fresco dining area. You can kickstart the barbecue and entertain guests, knowing that there is no shortage of space for everyone to unwind. The current owners are pleased with "how the garden has grown" with them over the years, and many of the trees and shrubs that they planted are still going strong. They describe it as being "good for children who visit" and this is largely due to the open space for running and playing freely.

The house is located in a safe and rural area, yet close to local amenities and essentials. This makes it a private and tranquil place to live, without feeling too far away from the comfort of the community. There are lovely walks on the property's doorstep, so it's easy to enjoy the great outdoors. It also has easy access to both the A17 and A47, so you won't struggle to explore further afield too.















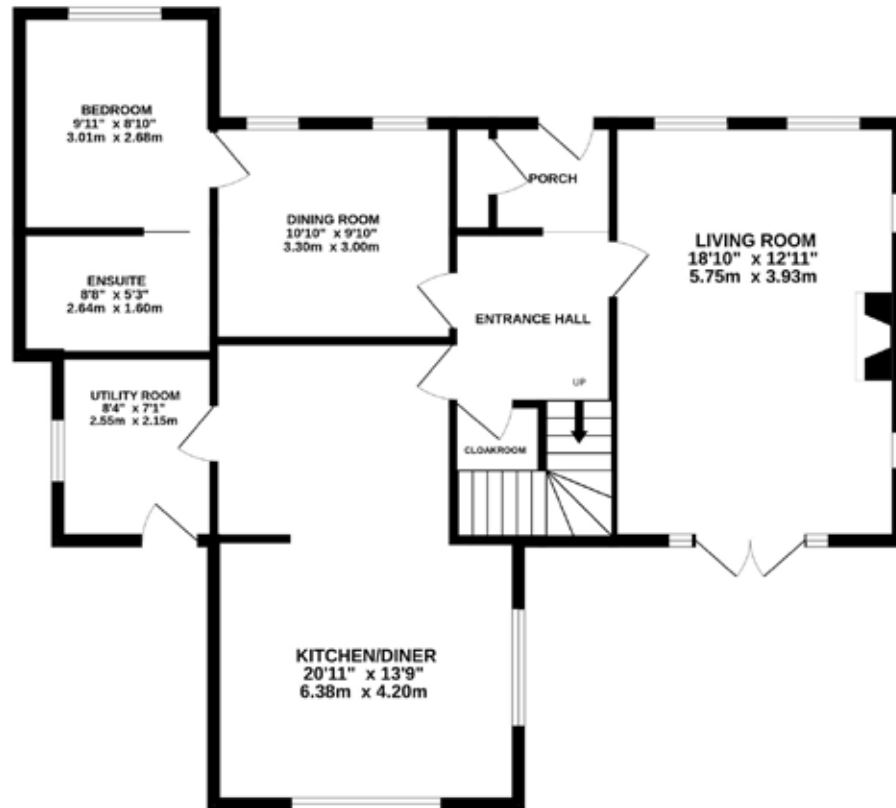




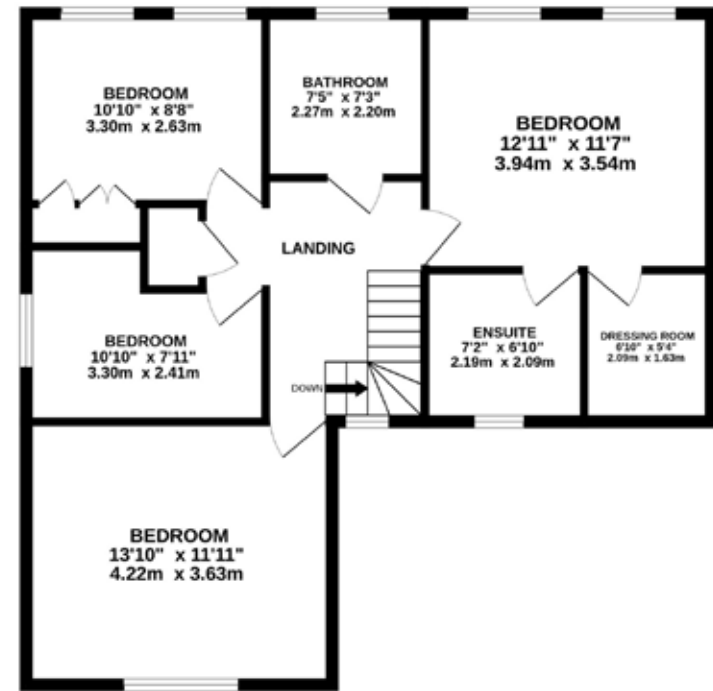




GROUND FLOOR
935 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 1671 sq.ft. (155.3 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

Terrington St Clement is a large village situated around 7 miles west of Kings Lynn. The fabulous North Norfolk coast is a short drive away and is a designated area of outstanding natural beauty, boasting some of the country's best beaches. Terrington offers a wide selection of amenities including a supermarket, farm shop, doctors surgery, post office, newsagents, bakers and various restaurants. With the market towns of Wisbech and Kings Lynn within easy reach, the latter offering a 1 hour 40 min train service to London Kings Cross, nowhere is that far away.

How Far Is It To?...

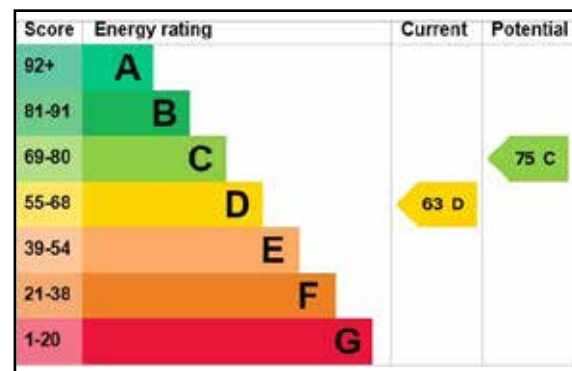
Terrington St Clement lies just over 7 miles west of Kings Lynn and 16 miles northeast of Wisbech. Hunstanton, the gateway to the North Norfolk Coast is just 22 miles away with its rock pools, swimming pool, indoor leisure centre, theatre and Sea Life centre. The County capital of Norwich lies just 48 miles to the east and offers a host of retail and cultural facilities, as well as a main line train link to London Liverpool Street and an international airport.

Services

OFCH, Mains Electricity and Water, Septic Tank
 Kings Lynn and West Norfolk Borough Council
 Council Tax Band E

Tenure

Freehold



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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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