



THE STORY OF

252b Lynn Road

*Terrington St. Clement, Norfolk*

SOWERBYS



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# 252b Lynn Road

Terrington St. Clement Norfolk  
PE34 4HU

Detached Bungalow

Four Double Bedrooms

Family Bathroom

En-Suite to Main Bedroom

Kitchen/Dining Room

Ample Parking and Single Garage

Sun Room with Superb Views

Log Burner

Half an Acre Plot (stms)

A Spacious and Happy Home

SOWERBYS KING'S LYNN OFFICE

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“We have loved everything about our home,  
we made it exactly as we wanted it.”

Having been built in 2006, to meet its owners' exact specifications, 252b Lynn Road comes to the open market for the first time. The decision to sell is driven by the desire to downsize, meaning this much-loved home can help create happy memories for a new custodian...

Pulling into the expansive driveway and you will immediately notice the sense of space. There's ample parking and a

sense of openness, something which follows you as you step foot inside this delightful home.

The sitting room is a well-proportioned and bright, filled with natural light that creates an inviting ambiance. The focal point of the room is the charming log burner, the perfect spot for those quiet evenings with a warm and comforting atmosphere.



Moving towards the rear of the bungalow, you'll discover the kitchen/dining room, a true haven for the cooking enthusiast.

This room is both bright and airy, featuring a well-proportioned kitchen island and abundant workspace. It effortlessly caters to the needs of a busy cook, while also serving as an ideal space for wining and dining family and friends. The captivating views over the beautifully landscaped garden only enhance its allure and helps cement itself as the heart of this home.

Adjacent to the kitchen/dining room is a sitting room which seamlessly flows into the sun-room, a cherished spot for the current owners. From here, you can revel in the magnificent views of the garden, a source of serenity and tranquillity.



“The sun room has lovely views looking down the garden.”

For those who require a dedicated workspace, there is a study that can easily be re-purposed as a craft room or playroom, allowing for flexible usage of the space to suit your needs.

This remarkable bungalow also boasts four double bedrooms and a family bathroom. Each bedroom offers ample space and the principal bedroom is complemented by its own en-suite.







The outdoor area of this property has undergone a stunning transformation over the years. The front of the bungalow features the aforementioned spacious driveway, accommodating multiple vehicles, while the garage offers an additional storage space - or the perfect setting for a workshop.



“We’ve gorgeous field views, especially from the front room.”

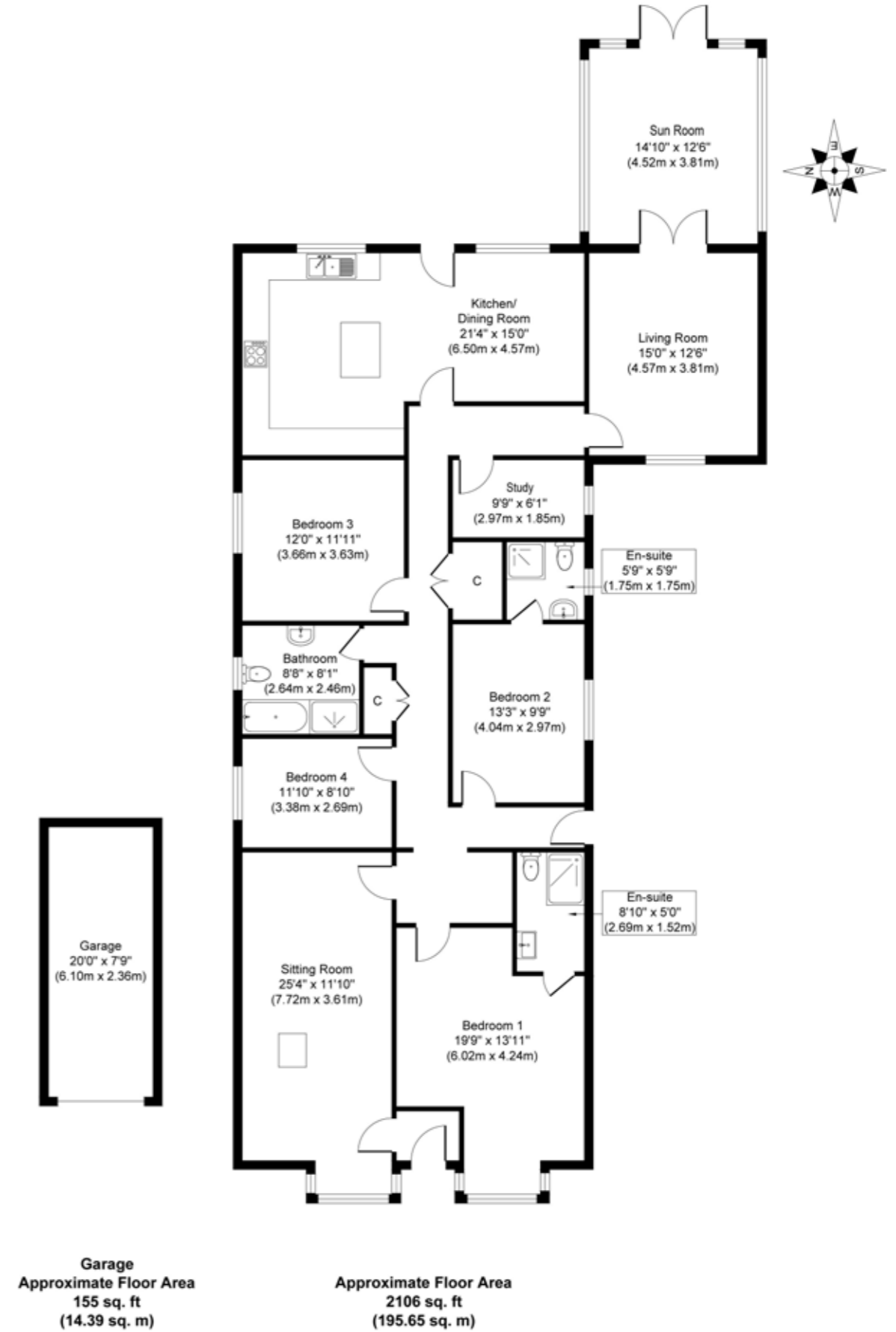


At the rear of the property, the current owners let their creativity flourish, resulting in a magnificent garden which will leave you envious. A patio area beckons you to host summer barbecues, while the rest of the garden serves as a tranquil haven. Lush shrubs, mature trees, and vibrant flower beds adorn the landscape, creating a sanctuary of calmness. To top it off, the rear of the plot offers views of picturesque fields, a pure countryside delight to make you feel truly at home.



This beautiful bungalow, with its abundance of space and privacy, is now eagerly awaiting new owners to embrace the joy it has to offer and carry on its delightful story...





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.

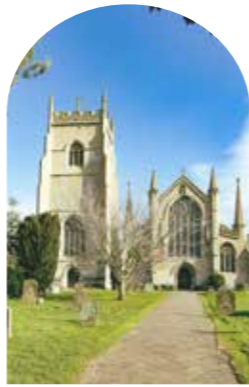




ALL THE REASONS

# 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 the Vendor



“Old Hunstanton is somewhere we've loved visiting and is not too far away.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 0267-2896-7722-2320-3435

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: ///ruler.book.necklaces

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# SOWERBYS



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