



THE STORY OF  
**17 Saxon Close**  
*Terrington St. Clement, Norfolk*

**SOWERBYS**

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THE STORY OF

# 17 Saxon Close

Terrington St. Clement, Norfolk,  
PE34 4FJ



Detached Family Home

Cul-de-Sac Location

Four Bedrooms

Family Bathroom and En-Suites

Kitchen/Dining Room

Separate Study

Good Sized Sitting Room

Garage and Off-Road Parking

Landscaped Rear Garden

Spacious Yet Cosy



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“The home can be described as quiet, cosy and family oriented.”

A modern, two-year-old property tucked away in a small and diverse development. The house has a warm and inviting atmosphere, and the garden has undergone a stunning transformation, making it an idyllic and loving environment.

The highlight of this home is the open-plan kitchen/diner, which serves as the heart of the home. It has been a central gathering place for the family, allowing them to come together after long days at work or school. The french doors connecting the kitchen/diner to the garden add to the hub-like feel of the space, providing easy access to the

outdoors. The sitting room offers a cosy retreat where you can relax and unwind. The windows were thoughtfully located to allow an abundance of light into the room; giving you a light and airy environment.

Moving upstairs, a bright landing provides access to the four bedrooms and the family bathroom. Three of the bedrooms are generously sized doubles, while the principal bedroom boasts built-in wardrobes and an en-suite shower room cleverly concealed behind the wardrobe doors.



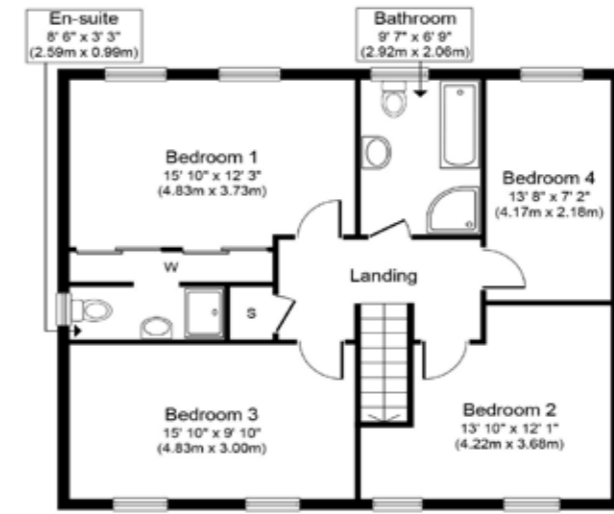


The outdoor space has been lovingly transformed into a beautifully landscaped garden. It features well-maintained flower beds, two sitting areas, a lush lawn, and complete privacy. The family has thoroughly enjoyed this space, especially during warmer days.

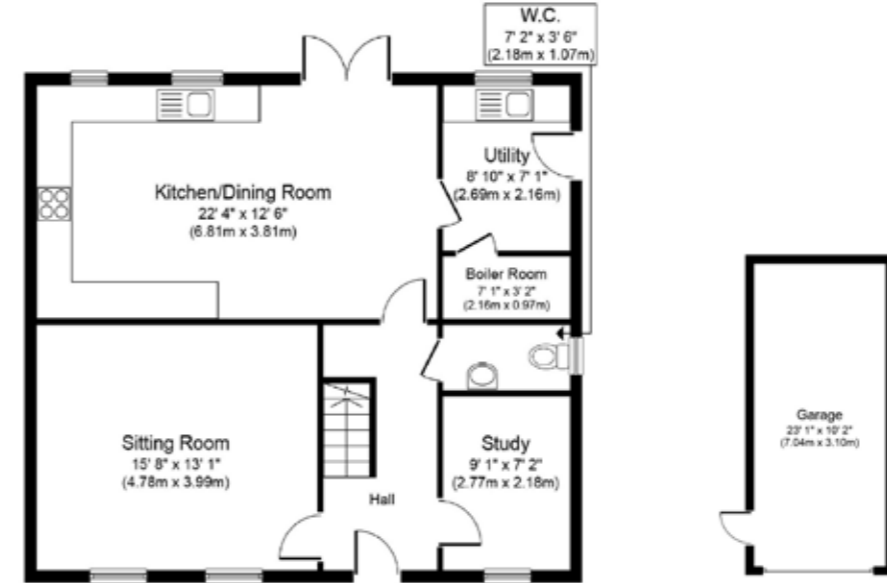
In addition to the rear garden, the front garden has been enclosed for added security and privacy. There is off-road parking available, and a single garage provides convenient storage space.

Overall, 17 Saxon Close is a lovingly maintained family home with ample space for everyone to have their own personal retreats. The layout of the house offers a seamless flow, and it is now ready to welcome new owners into its welcoming embrace.





**First Floor**  
Approximate Floor Area  
772 sq. ft.  
(71.7 sq. m.)



**Ground Floor**  
Approximate Floor Area  
772 sq. ft.  
(71.7 sq. m.)

**Garage**  
Approximate Floor Area  
230 sq. ft.  
(21.4 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.

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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



Castle Acre

“Ideal area for a young family; lots of places to go for walks.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating with underfloor heating to ground floor.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

B. Ref: 0320-3790-4070-2399-6405

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: ///epidemics.equity.heads

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# SOWERBYS



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