



THE STORY OF

# 60 Sutton Road

*Terrington St. Clement, Norfolk*

**SOWERBYS**



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# 60 Sutton Road

Terrington St.Clement, Norfolk,  
PE34 4PJ

Sold with No Upward Chain

Detached Bungalow

Three Bedrooms, Two Being Doubles

Open-Plan Sitting/Dining Room

Kitchen/Breakfast Room

Conservatory

Family Bathroom

Modernised and Refurbished

Great Village Location

Ready to Move Into

SOWERBYS KING'S LYNN OFFICE

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“The sitting room is wonderful - large, spacious and modern...”

For the past 25 years, this property has been a comfortable home for our clients. It has been renovated over time to create an ideal living space for them.

As you enter through the front door, you step into a spacious open-plan sitting room and dining area, flooded with natural light. This area is perfect for family gatherings.

The sitting room connects seamlessly to the kitchen/breakfast room through glass french doors. This arrangement is great for hosting parties.

Off the sitting room, there's an inner lobby leading to two double bedrooms. The third bedroom, located at the rear, opens up to the conservatory. The family bathroom is also situated at the rear of the property.

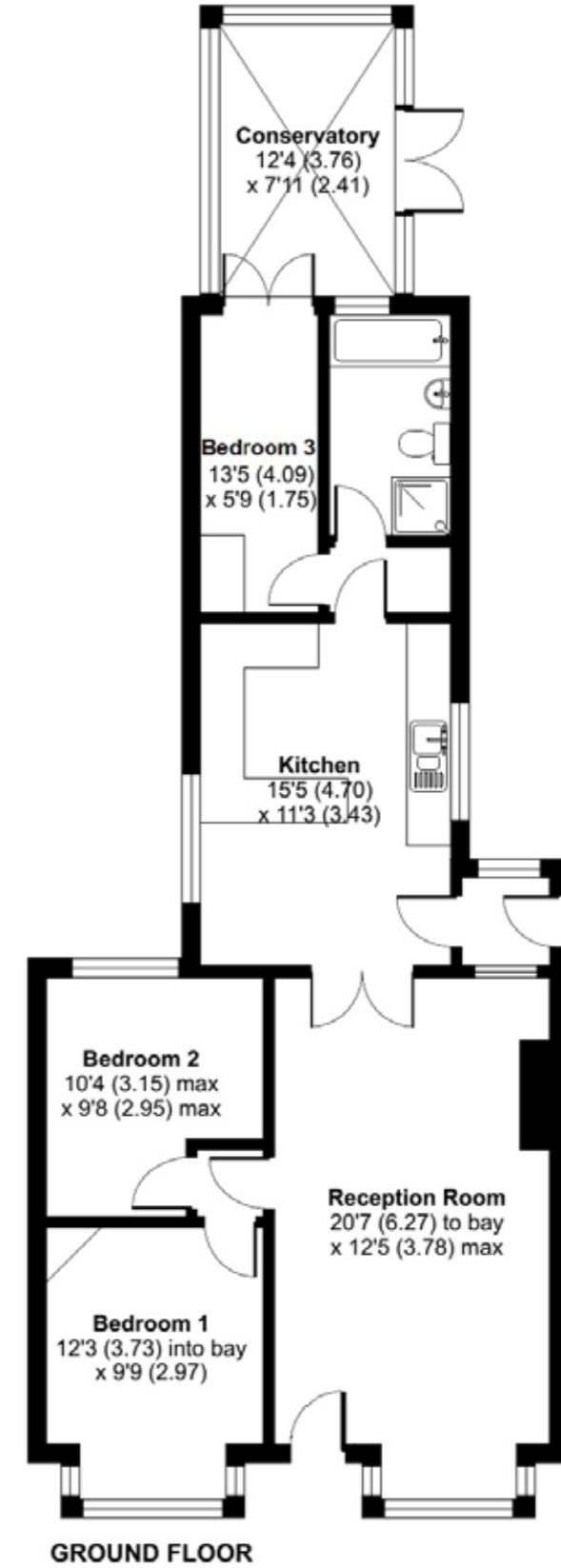








Approximate Area = 981 sq ft / 91.1 sq m  
For identification only - Not to scale



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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The outdoor space is designed for low maintenance. A gated gravel drive to the front provides off-road parking, while a gate at the side leads to the garden and single garage.

The rear garden features a spacious patio area for summer barbecues, surrounded by a lawn and mature trees for a peaceful atmosphere.

60 Sutton Road offers a beautifully presented home in a fantastic village location, perfect for someone new to move in right away.







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



Terrington St. Clement

"...a lovely home, in such a nice place to live."

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 3500-8014-0322-2398-3243

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: ///squeezed.supreme.devoured

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# SOWERBYS



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