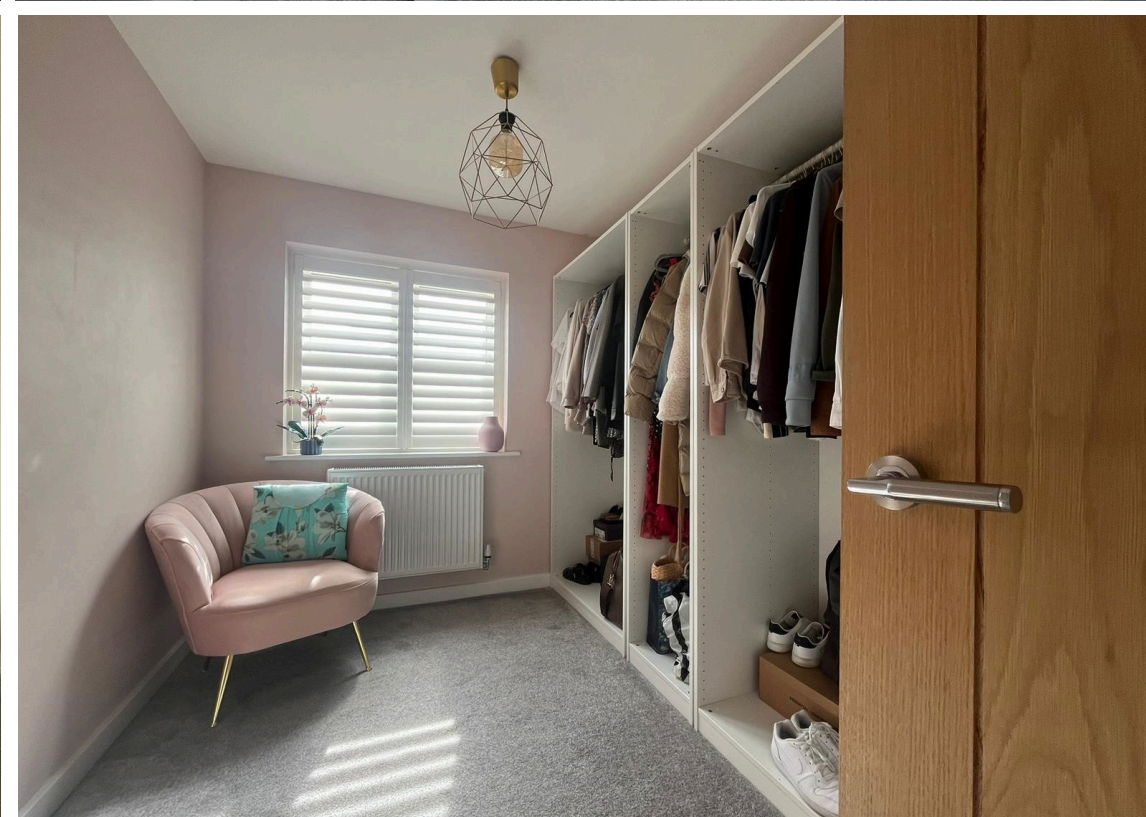
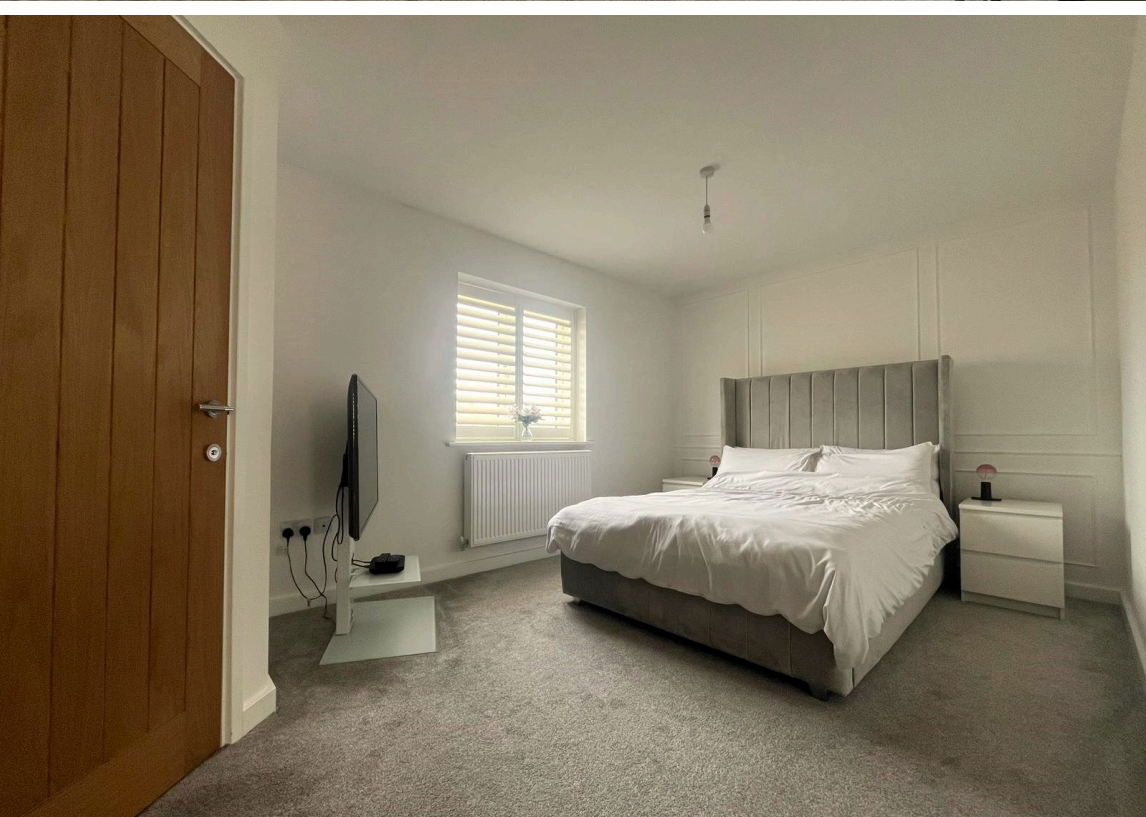




FIELD AVENUE

TERRINGTON ST. CLEMENT PE34 4QD

BROWN & CO



FIELD AVENUE, TERRINGTON ST. CLEMENT PE34 4QD

Semi-Detached House
Three Bedrooms
En-Suite to Main Bedroom
Off Road Parking for Multiple Vehicles
Good Sized Enclosed Rear Garden
Beautifully Presented
Well Appointed Village
Close to Amenities
No Onward Chain



INTRODUCTION

Brown & Co are proud to offer a fantastic three-bedroom semi-detached house located in the much sought after village of Terrington St Clement , a thriving West Norfolk village approximately 7 miles from King's Lynn (with mainline station for Ely, Cambridge and London).

LOCATION

Terrington St Clement is a popular and very well appointed village approximately six miles from the town of King's Lynn. The superb array of local amenities in the village is nothing short of astounding; these include a Co-op supermarket, public houses, junior and secondary schools, bakery, barber, butcher, surgery, vets, hardware shop, podiatrist, takeaways, fuel station, post office and newsagent with newspaper deliveries! Nearby, King's Lynn has many of the high street stores one would expect from a large town and also benefits from a mainline station to Ely, Cambridge and London.

THE PROPERTY

Entering the immaculately presented three bedroom semi-detached house via the porch into the entrance hall, you immediately notice the level of finish the current owners have stamped on this lovely home.

From the entrance hall, you have access to the stylish and spacious sitting room, here you will find a light and airy room with custom made plantation shutters which feature throughout the house. From the living room you move through to the rear of the home into the good sized kitchen diner with fully fitted kitchen and built in appliances. Off the kitchen is a utility room and downstairs wc which completes the ground floor. Underfloor heating is found throughout the ground floor.

From the entrance hall, you ascend the stairs onto a spacious landing from which the three bedrooms and family bathroom are found. Again, the quality of finish to this home is apparent with the owners adding some stylish touches including wall panelling. The main bedroom is a great size with spacious en-suite shower room and storage cupboard and finally, the family bathroom completes the first floor.

Outside there is a fantastic sized fully enclosed garden to the rear perfect for the family to enjoy sunny days and lovely evenings on the patio area. To the side of the house is off road parking for multiple vehicles.

SERVICES

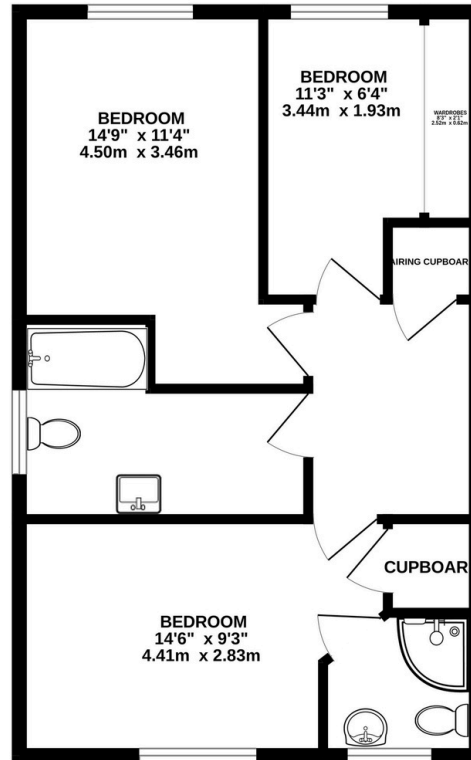
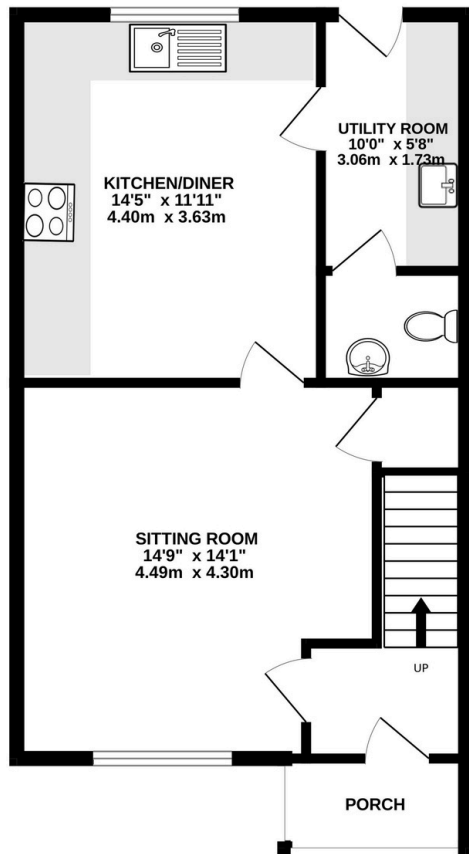
Mains water, drainage and electricity. Air source heat pump. None of these services or appliances have been tested by the agent.

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.



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