



THE STORY OF

# 284 Main Road

*Clenchwarton, Norfolk*

**SOWERBYS**



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# 284 Main Road

Clenchwarton, Norfolk  
PE34 4AF

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Detached Four Bedroom Home

Large Open-Plan Main Living Space

Additional Separate Reception Room

Log-Burner for Warmth and Ambiance

En-suite to Principal Bedroom

South-Facing Garden

Raised Terrace with Field Views

Detached Single Garage

Off-Road Parking for Multiple Vehicles

Village Location with Local Amenities

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**SOWERBYS KING'S LYNN OFFICE**

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This beautiful four-bedroom detached home is located in a charming village. The south-facing garden offers stunning field views and features a raised patio terrace.

Upon entering the ground floor, you will find an inviting entrance hall leading to an open-plan kitchen/dining/sitting room. This bright and spacious area is flooded with natural light and features a wood burner for warmth during cooler months. French doors provide easy access to the outside terrace, making it perfect for family gatherings and entertaining.

The contemporary kitchen is well-equipped with integrated appliances and includes a walk-in pantry for additional storage. A separate utility room with rear access helps keep the day-to-day workings of the home organized. An additional ground floor reception room can be used as a home office, playroom, or snug, providing flexible living options to suit your lifestyle needs.

Upstairs, there are four generously sized bedrooms, all sharing a family bathroom with a freestanding bath and a comfortable shower. The principal bedroom has its own en-suite shower room for added privacy.

A detached single garage is superb for storing bikes, beach gear, garden furniture, or even a little weekend run-around. Off-road parking for multiple vehicles is great for family living and welcoming visitors from near and far.

This home offers modern comforts within reach of local amenities and the pleasures of the Norfolk countryside lifestyle. The area is also close to the incredible Norfolk coast and historic estates such as Holkham Hall and The Royal Sandringham Estate.



The raised south-facing seating area has glorious views of the Norfolk countryside.





First Floor  
Approximate Floor Area  
730 sq. ft  
(67.80 sq. m)



Garage  
Approximate Floor Area  
164 sq. ft  
(15.24 sq. m)

Ground Floor  
Approximate Floor Area  
787 sq. ft  
(73.14 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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# Clenchwarton

A RURAL VILLAGE WITH A THRIVING COMMUNITY

Clenchwarton is a thriving Norfolk village located in the fens, just a few miles from King's Lynn. The village boasts good bus links to the town and offers various clubs and organizations, along with amenities such as a post office, general store, two public houses, a children's play area, playing field, and a good primary school.

King's Lynn, situated on the banks of the River Ouse, has been a hub of trade and industry since the Middle Ages. Its rich history is reflected in the many beautiful buildings that still grace the historic quarter. During the 14th century, King's Lynn was England's most important port, under the dominance of the Hanseatic League. While its significance as a port waned due to the growth of London, ship-building and fishing emerged as prominent industries. True's Yard Museum documents the latter. The town is also home to more than 400 listed buildings, including the well-preserved Hanse House and Marriott's Warehouse, King's Lynn Minster, and Custom House, all of which have featured in numerous period dramas.

Conveniently located, King's Lynn is within an hour's drive from Cambridge, Peterborough, and Norwich, and boasts a direct railway line to London King's Cross, reaching the capital in just 1 hour and 40 minutes. This has made it an attractive option for professionals seeking an easy commuter route. The town's Vancouver Centre hosts a variety of high street retailers and independent restaurants. Additionally, entertainment options include the Majestic Cinema, King's Lynn Alive Corn Exchange, and St George's Guildhall, the UK's largest surviving medieval guildhall, now a vibrant arts centre.



## Note from the Vendor



Bancaster beach.

“Bancaster coastline has been one of our favourite places to explore.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

B. Ref:- 9837-3003-5305-5152-9200

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: ///dock.minute.proven

### AGENT'S NOTE

The property benefits from a 10 year 'Build Zone' structural warranty (recognised by lenders and companies with the UK Finance Initiative). There is a shared access driveway of which each property has a right-of-way over the neighbouring portions, and in turn grants a right-of-way over the portion under its ownership, to each of its neighbours. No caravans can be parked to the front.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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