



THE STORY OF

51a Alma Avenue

Terrington St. Clement, Norfolk

SOWERBYS



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Terrington St. Clement, Norfolk
PE34 4LN

- Detached Three-Bedroom Family Home
 - Open-Plan Kitchen/Dining with Central Island
 - Generous Sitting and Light-Filled Conservatory
 - Stylish En-Suite to Principal Bedroom
 - Utility Room and Ground Floor Cloakroom
 - Professionally Landscaped Rear Garden
 - Detached Garage and Off-Road Parking
with Enough Space for a Motor Home,
Caravan and Multiple Cars
 - EPC Rating: B, Air Source Heat Pump
with 10 Year Warranty Remaining
 - Tucked Away Cul-De-Sac Location
 - Village Location with a Broad
Range of Amenities Available
-

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Nestled in the corner position of a quiet cul-de-sac in the ever-popular village of Terrington St Clement, this beautifully appointed three-bedroom detached home delivers exceptional space, contemporary style, and impressive energy efficiency - all just a short drive from the historic town of King's Lynn.

Constructed to a high specification (completed in 2022) and further enhanced by the current owner, the home is a showcase of thoughtful design and modern comfort. The spacious entrance hall sets the tone, flowing into a generous lounge that offers both comfort and flexibility. This area enjoys an abundance of natural light and connects seamlessly to a tranquil conservatory, added by the existing owner, offering views over the rear garden.

Adjacent, the heart of the home unfolds - a stunning open-plan kitchen and dining space anchored by a sleek central island, perfect for casual meals, entertaining, or busy family life. The kitchen is superbly equipped with quality cabinetry, integrated appliances, and plentiful workspace, complemented by a separate utility room and ground floor cloakroom for added convenience.

Upstairs, three well-proportioned bedrooms await. The principal suite benefits from a stylish en-suite shower room, while a further modern family shower room serves the remaining two bedrooms.

Externally, the rear garden has been professionally landscaped, creating a beautifully structured, low-maintenance space ideal for outdoor living and entertaining. A large driveway provides ample off-road parking and excellent versatility to park caravans or motor homes and leads to a detached garage.

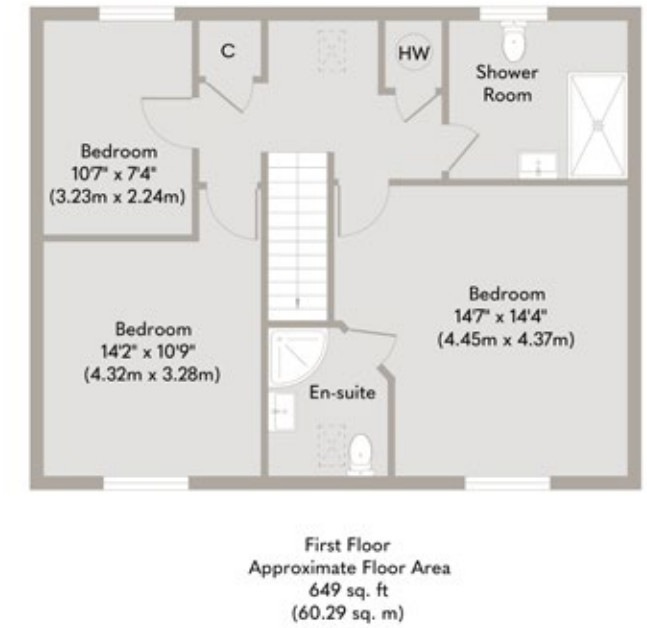
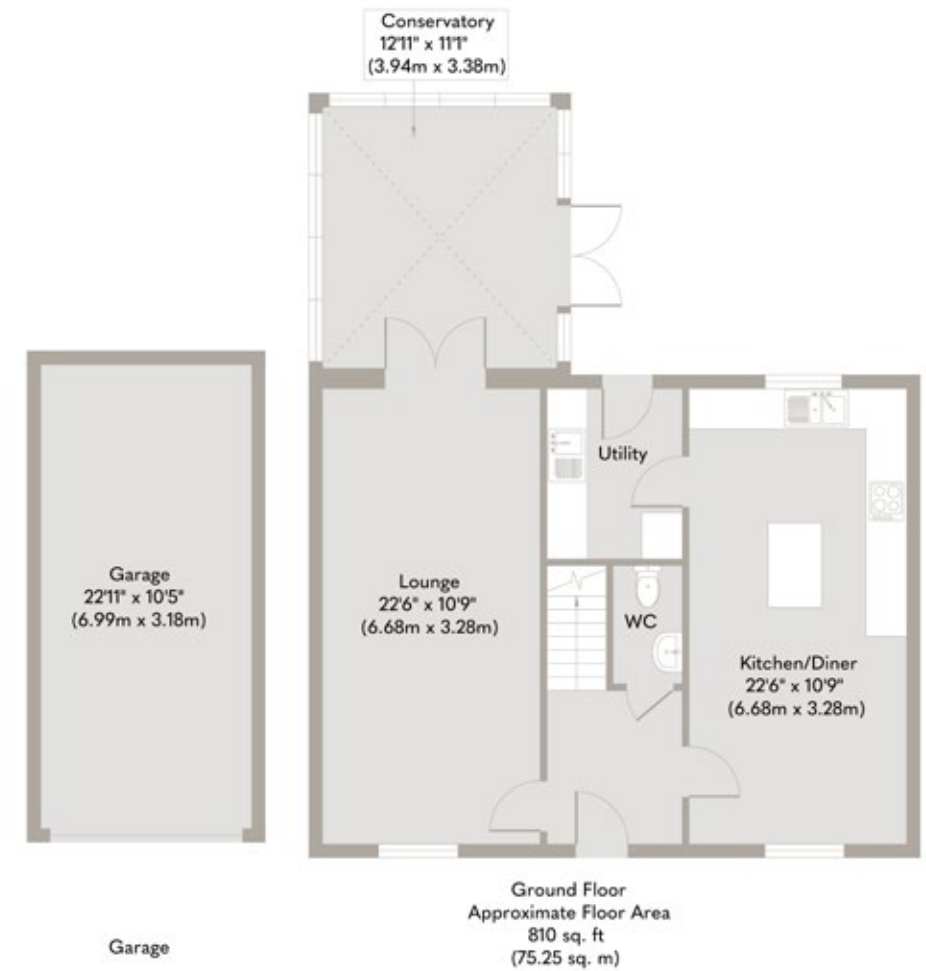
Importantly, this home also boasts strong environmental credentials, with an EPC rating of B, supported by a modern air source heat pump - ensuring both comfort and efficiency for years to come.





My home feels relaxing,
peaceful, and full of
colour. The principal
bedroom is especially
lovely, and I'm often
woken by the gentle
sound of owls.





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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Terrington St Clement

A HISTORIC VILLAGE
IN WEST NORFOLK

Claimed to be the largest village in the county, Terrington St. Clement backs onto the marshland of West Norfolk, where King John's crown jewels were said to have been lost back in 1216.

The village itself is exceptionally well-served, boasting various shops, a Post Office, two doctors' surgeries, two pubs, two takeaways, a veterinary practice, and two excellent schools—one primary and one secondary. The Church of St Clement, known locally as the Cathedral of the Fens, stands prominently at its heart.

Terrington St. Clement also benefits from excellent transport links. The 505 bus service runs seven days a week through the village, connecting King's Lynn and Spalding, while a half-hourly service links to King's Lynn, approximately five miles away. Here you'll find a wide range of shops and superstores, as well as the Vancouver Centre with its mix of high-street retailers and independent restaurants. Leisure options include the Majestic Cinema, King's Lynn Alive Corn Exchange for live performances, and St George's Guildhall—the UK's largest surviving medieval guildhall, now a vibrant arts centre.

For leisure enthusiasts, there are golf courses at King's Lynn, Middleton, and Tydd St Giles, with the renowned links at Hunstanton and the Royal West Norfolk at Brancaster within easy reach.

The village is also well placed for commuters, with Cambridge, Peterborough, and Norwich all within an hour's drive, and a direct rail line from King's Lynn to London King's Cross taking just 1 hour and 40 minutes.



Note from the Vendor



“In the three years I've lived here, I've landscaped the garden and added a conservatory.”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump with underfloor heating to ground floor and radiators to first floor,

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 2780-3904-1300-9332-7200

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: ///quilt.classmate.adopts

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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