LANDLES

29 Churchgate Way | Terrington St Clement | Norfolk

The individually built, sizeable 3 bedroom detached bungalow situated in a mature setting in the centre of Terrington St Clement.

Excellent frontage affording ample off road parking and a favourable West facing aspect to the rear.

Now offering an excellent opportunity for updating.

No Onward Chain.

Purchase Price £285,000

Folio: C/521ts

e: info@landles.co.uk t: 01553 772816 www.landles.co.uk

- Entrance Hall
- Dual Aspect Living Room
- 24' Kitchen / Diner
- Utility Room
- Conservatory
- 3 Bedrooms

- Bathroom
- 24' Integral Garage
- Good Frontage overlooking Recreation Ground
- West Facing Rear Garden
- No Onward Chain

29 Churchgate Way is a detached 3 bedroom bungalow which is centrally positioned in the popular West Norfolk village of Terrington St Clement, overlooking the recreation ground. The bungalow is understood to have been originally constructed by a local builder for their own occupation which the current owners subsequently purchased back in the late 1980's. Extending to almost 1,500sq.ft, the accommodation is spacious and well laid out including a dual aspect living room, 24' kitchen/diner with separate utility room and 3 bedrooms all with space afforded for fitted cupboards. Externally, the property is set well enough back from the road and has an excellent frontage with ample vehicular parking and garden area. The rear garden boasts a West facing aspect and is of a manageable size currently being laid to lawn with some borders and maintained conifer hedge. All amenities on offer in Terrington St Clement are within a short walking distance from the property including convenience stores, doctors surgery and chemists along with the local primary & secondary schools. There are good transport links with a bus stop on Churchgate Way providing frequent services into King's Lynn and for those not wanting to drive into town, the West Lynn Ferry service offers a good alternative. The A17 sits at the top of the village providing access into Lincolnshire with the A47 trunk road also nearby connecting Norwich & Peterborough, both around 1 hours drive. **29 Churchgate Way** is now offered to the market with No Onward Chain and presents an excellent opportunity to update to a meet new owners specification. Viewing is highly advised.

Entrance Hall
With UPVC & double glazed door with glazed side panel, radiator, room thermostat, airing cupboard housing hot water cylinder with programmer and storage cupboard with loft hatch.

Living Room
19' 8" x 16' 10" (5.99m x 5.13m) (max)
Dual aspect with decorative stonework wall, wood panelled ceiling, 2 radiators, television aerial point, BT telephone point, skirting & coving.

Kitchen / Diner
24' 11" x 10' 5" (7.59m x 3.18m)
Dual aspect with fitted wall & base units, fitted worktops, integrated eye level electric oven, electric hob with extractor above, stainless steel sink with monobloc tap and 2 drainers, space for a fridge/freezer, tiled floor, tiled surrounds, wood panelled ceiling, skirting & coving.

Utility Room
9' 10" x 9' 1" (3m x 2.77m)
With fitted base unit, stainless steel sink with 2 drainers, radiator, tiled floor, tiled surrounds, plumbing for a washing machine, Grant oil fired boiler, skirting & coving.

Conservatory
15' x 11' 6" (4.57m x 3.51m)
Of dwarf brick wall construction with polycarbonate roof. With UPVC double glazed French doors, side glazed door, radiator and vinyl flooring.

Bedroom 1
11' 11" x 11' 10" (3.63m x 3.61m)
With built in wardrobes, radiator, television aerial point, skirting & coving.

Bedroom 2
11' 8" x 10' 11" (3.56m x 3.33m)
With built in wardrobes, radiator, television aerial point, skirting & coving.

Bedroom 3
12' 4" x 9' 11" (3.76m x 3.02m) (max)
With built in wardrobes, radiator, television aerial point, skirting & coving.

Bathroom
8' 11" x 5' 3" (2.72m x 1.6m)
With low level WC, pedestal hand basin, accessible walk in bath with mixer taps and thermostatic shower over, tiled walls and vinyl flooring.

Integral Garage
24' 9" x 10' 3" (7.54m x 3.12m) (max)
With up & over door, personnel door, oil tank, lighting & power. Low level WC.

Outside
Situated on Churchgate Way with a pleasant outlook over the recreation ground, the property has a generous frontage with gravel driveway affording ample vehicular parking along with access to the garage. The garden area is mostly laid to lawn with border around the edge and low wall. There is external access at the side of the bungalow leading to the rear. The rear garden is of a favourable West facing aspect with a paved patio area and the remainder laid to lawn with borders.

Churchgate Way, Terrington St Clement, King's Lynn, Norfolk PE34 4PG

Total Area Approx: 1490 ft² ... 138.5 m² (excluding Garage)

Illustration for identification purposes only. All measurements are approximate and not to scale.

EPC to follow

Title: We are advised that the property title is not currently registered at Land Registry. Our Clients / Clients legal advisors are in possession of Title Deeds.

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at https://www.epcregister.com/reportSearchAddressByPostcode.html and searching by postcode.

Services Mains water, electricity & drainage are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "D" with a current annual charge of £2,525.45, 2026/2027.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

PRS Property Redress Scheme

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

Selling & Letting

Town & Country property in King's Lynn and the villages of North West Norfolk

Since 1856

Blackfriars Chambers, Blackfriars Street
King's Lynn PE30 1NY

t: 01553 772816

e: info@landles.co.uk

w: www.landles.co.uk