

ENTRANCE HALL Door to front, loft access, tiled floor, radiator, built in cloak cupboard

SHOWER ROOM 7' 1" x 6' 0" (2.16m x 1.83m) Shaver point, window to rear, WC, hand wash basin in built in vanity unit, spotlights to ceiling, shower cubicle with mains shower, tiled floor, electric wall fan heater, heated towel rail

LOUNGE 18' 9" x 14' 06" (5.72m x 4.42m) French doors to front, radiator, two windows to front

KITCHEN 12' 0" x 11' 09" (3.66m x 3.58m) Range of wall and base units, spotlights to ceiling, vertical radiator, tiled floor, window to front, built in microwave, double oven, dishwasher, wine cooler and fridge/freezer, extractor fan, built in electric hob, tiled floor

UTILITY ROOM 9' 11" x 9' 11" (3.02m x 3.02m) Loft access, window to rear, plumbing for washing machine, built in cupboards housing free standing boiler, stainless steel sink, range of base units, door to the rear, window to the rear

BEDROOM ONE 14' 11" x 11' 10" (4.55m x 3.61m) Window to rear, radiator

BEDROOM TWO 12' 09" x 10' 0" (3.89m x 3.05m) French doors to rear, built in cupboard, radiator

BEDROOM THREE 11' 11" x 10' 0" (3.63m x 3.05m) Radiator, window to rear

BATHROOM 9' 7" x 6' 08" (2.92m x 2.03m) Bath with electric shower over, spotlights to ceiling, electric wall fan heater, electric heated towel rail, radiator, hand wash basin in built in vanity unit, WC, tiled floor, shaver point, window to rear, extractor fan

REAR GARDEN Gated driveway providing off road parking for multiple vehicles, outside tap, lawn area, power point, range of borders, two sheds, greenhouse



SIDE OF PROPERTY Enclosure used to house chickens, lawn area

FRONT OF PROPERTY Mainly laid to lawn with range of borders, patio area, power point, side access to both sides of the property, outside tap

SERVICES & INFO This home is connected to oil fired central heating and drainage via a cess pit. It has UPVC double glazing and is council tax band B

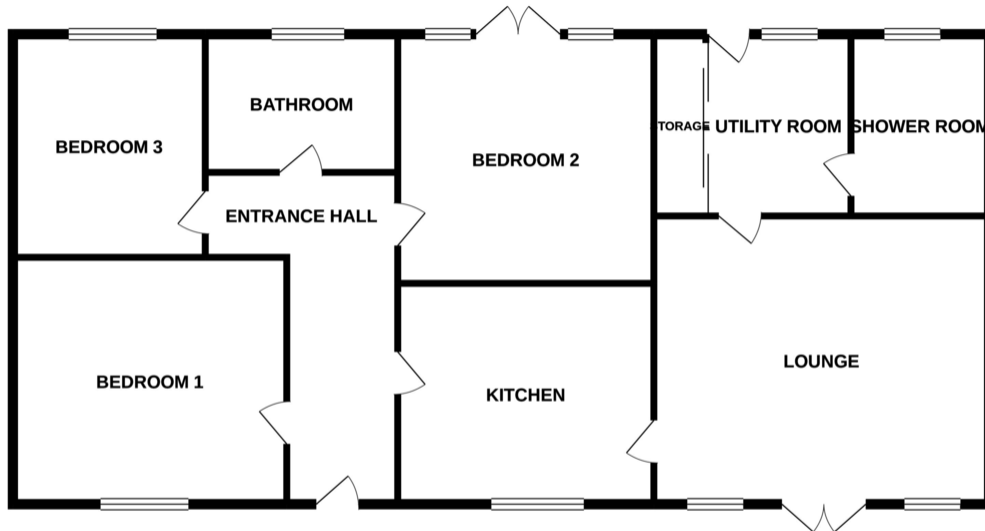
LOCATION Terrington St John is a village within the district of King's Lynn and West Norfolk. It is situated within 6.8 miles of the town Cambridgeshire of Wisbech and 7.6 miles of the Norfolk town of Kings Lynn.

VILLAGE INFORMATION It offers a selection of amenities to include a primary school, doctors surgery, post office, convenience shop, pharmacy, pub, restaurant and fish and chip shop.

FACILITIES The nearest train station is within 5.8 miles away in Watlington and runs between Kings Lynn & Cambridge, Kings Lynn train station is 10.3 miles away, operating mostly with the Great Northern line into Kings Cross but with some additional peak services operated by Greater Anglia into Liverpool Street, London.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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. 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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Kanzan, 13 Mill Road, Terrington St. John,
PE14 7SF

Asking Price Of £300,000 Freehold

This immaculate home welcomes you with a bright, fresh interior. It's been beautifully renovated and extended, ready for you to move in and enjoy. Sitting on a fabulous plot with a large gated driveway, it's nestled in the popular Norfolk village of Terrington St John. Shops, pub & bus route nearby



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