



1 Perkin Field, Terrington St Clement
Guide Price £285,000

BELTON DUFFEY



1 PERKIN FIELD, TERRINGTON ST CLEMENT, NORFOLK, PE34 4JR

A 4 bedroom, (1 en-suite) detached house, in a pleasant location with gardens & workshop/storage (previously the garage). NO ONWARD CHAIN.

DESCRIPTION

1 Perkin Field comprises a 4 bedroom, (1 en-suite) detached house, situated in a pleasant location with gardens and workshop/storage (previously the garage).

The property is installed with oil fired radiator central heating, UPVC double glazing and briefly comprises entrance hall, sitting room with opening into dining room, kitchen/breakfast room and cloakroom to the ground floor. On the first floor are 4 bedrooms, 1 en-suite and a family bathroom.

Outside, the property has a shingled driveway with car parking, an attached workshop/store (formerly the garage) and a rear garden.

The agents recommend an early inspection of this property.

SITUATION

Terrington St Clement has a selection of shops and services, including two doctors' surgeries, public houses, garage and a well known church. The schools cover from nursery age through to high school. Sixth form colleges are available in the town of King's Lynn, which is approximately 7 miles to the east. There is also a regular bus service into King's Lynn where more extensive amenities, including shopping centre and leisure facilities are found.

ENTRANCE HALL

4.47m x 1.91m (14' 8" x 6' 3") Staircase to first floor landing, woodgrain effect double glazed and leaded door leading to outside, radiator, under stairs storage.

CLOAKROOM

1.72m x 1.26m max (5' 8" x 4' 2"max) Low level WC, wash hand basin, ceramic tiled floor, radiator and extractor.

SITTING ROOM

4.71m x 3.14m (15' 5" x 10' 4") Fireplace with decorative surround, marble inset and marble hearth, radiator, opening into dining room.

DINING ROOM

2.49m x 3.19m (8' 2" x 10' 6") Double glazed patio door leading to outside and radiator.

KITCHEN/BREAKFAST ROOM

4.52m x 3.29m max, narrowing to 2.50m (14' 10" x 10' 10" max, narrowing to 8' 2") L-shaped granite effect worktops with stainless steel sink unit with flexihose tap, beech effect cupboards and drawers under, space and plumbing for washing machine and dishwasher, space for range cooker with stainless steel splashback and extractor over, worktops either side and matching cupboards and drawers. breakfast bar with cupboards and drawers under, larder cupboard with adjoining worktop with cupboard under, ceramic tiled floor, under lighting and double glazed door to outside.

FIRST FLOOR LANDING

4.45m x 1.93m into stair recess (14' 7" x 6' 4" into stair recess) Window to front, airing cupboard with hot water cylinder.

BEDROOM 1

3.28m x 3.53m (10' 9" x 11' 7") 3.28m x 3.53m (10' 9" x 11' 7") Double wardrobe with hanging rail and shelf. Radiator.



EN-SUITE SHOWER ROOM

1.76m x 1.64m (5' 9" x 5' 5") Shower cubicle with Mira mains shower with a 'Rainfall' shower, low level WC, pedestal wash hand basin and radiator.

BEDROOM 2

3.18m excluding recess x 3.29m (10' 5" excluding recess x 10' 10") Sheleved recess and radiator.

BEDROOM 4

2.51m x 2.30m (8' 3" x 7' 7") Radiator and built-in shelved cupboard.

BEDROOM 3

2.67m x 2.23m (8' 9" x 7' 4") Radiator.

FAMILY BATHROOM

2.14m x 1.68m (7' 0" x 5' 6") Panelled bath with shower attachment, pedestal wash hand basin, low level WC, pedestal basin, extractor and heated towel rail.

OUTSIDE

The property has a shingled driveway providing carparking which leads to the former integral garage.

There is a rear garden which requires attention, being enclosed by fenced and hedged boundaries.

STORE (PART OF THE FORMER GARAGE)

2.72m x 1.32m (8' 11" x 4' 4")

WORKSHOP (PART OF THE FORMER GARAGE)

DIRECTIONS

From King's Lynn proceed on the A17 towards Sutton Bridge and turn right opposite the African violet centre into Station Road. At the bottom of Station Road turn left into Sutton Road. Continue along taking the third right hand turning just before the chemists into Perkin Field. Proceed into Perkin Field.

OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX

Council Tax Band - D

Oil fired central heating.

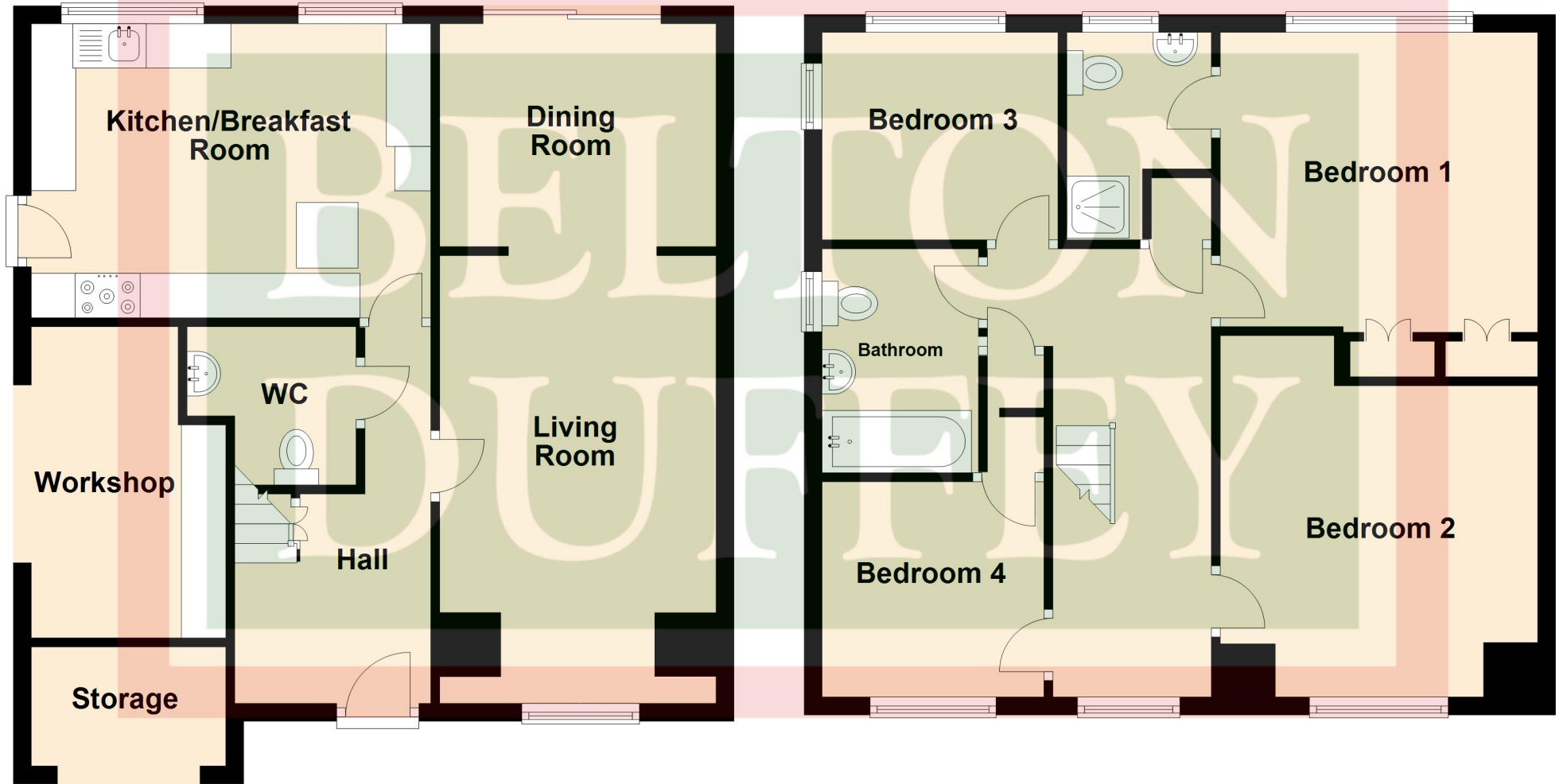
EPC - 30, F

TENURE

This property is for sale Freehold.

Ground Floor

First Floor



VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

