



1 South Green, Terrington St Clement
Guide Price £525,000



1 South Green

Terrington St Clement,
Norfolk, PE34 4JS



An extended and well presented detached property with parking, double garage and good size gardens in a popular village location. NO ONWARD CHAIN.

DESCRIPTION

This delightful five-bedroom home benefits from central heating and UPVC double glazing throughout. The property has been thoughtfully extended to include a purpose-built one-bedroom annexe and benefits from a home office.

This property would suit families and anyone looking for versatile accommodation ideal for multi-generational living in this popular village location.

GROUND FLOOR

The property benefits from a spacious and practical entrance porch leading into the main entrance hall. From the hall is a well-appointed office with fitted desk and shelving.

The well-fitted kitchen features eye-level double ovens, space for a dishwasher, and upright fridge freezer, complemented by a tiled floor. A door leads through to the utility room which leads to a rear lobby with a cloakroom having space for a washing machine and tumble dryer. From the rear lobby, there is internal access to the double garage.

The ground floor further offers a generous dining room with patio doors opening onto the rear garden, and a spacious sitting room also with patio doors leading out to the rear garden.

FIRST FLOOR

Upstairs, a spacious landing with airing cupboard provides access to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite bathroom, fitted with a bath, low-level WC, and wash hand basin.

ANNEXE

The purpose-built annex is ideal for multi-generational living or as an integral extension of the main property. It features a modern open-plan sitting and kitchen area, with the kitchen fitted with granite worktops, sleek glossy units, space for a cooker and slimline fridge, and sliding patio doors opening onto the rear garden. A wood and glass staircase leads up to a generously sized bedroom with two double built-in cupboards, a desk area, and a modern en-suite wet room.



what3words: ///relaxing.contexts.animates

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

OUTSIDE

The property is approached via a brickweave driveway with a pathway to the front porch. The front garden is laid to lawn with flowers, shrubs and ornamental trees with a gated side access to the rear. There is also a EV charging point.

The enclosed rear garden is a particular highlight, with paved patio areas which are ideal for sitting/dining outside, a fantastic gazebo housing a hot tub, garden shed and outside tap.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Oil fired central heating to radiators.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band E.

EPC - TBC.

TENURE

This property is for sale Freehold.

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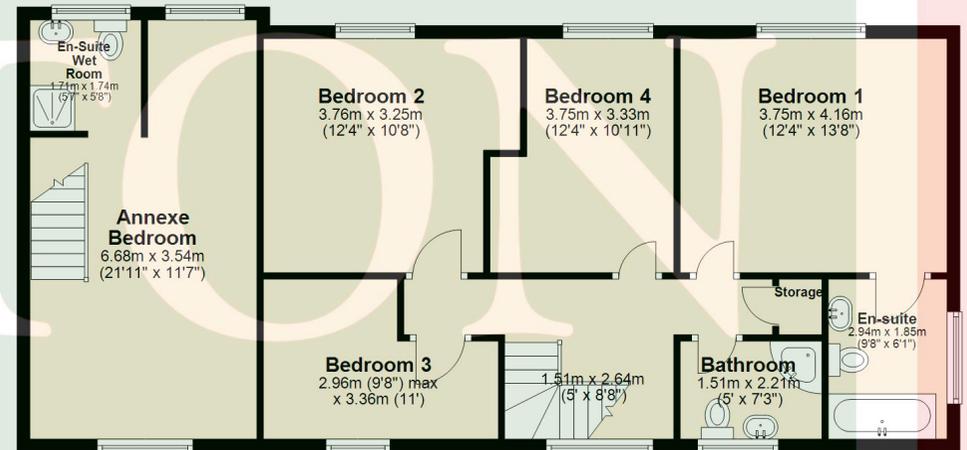
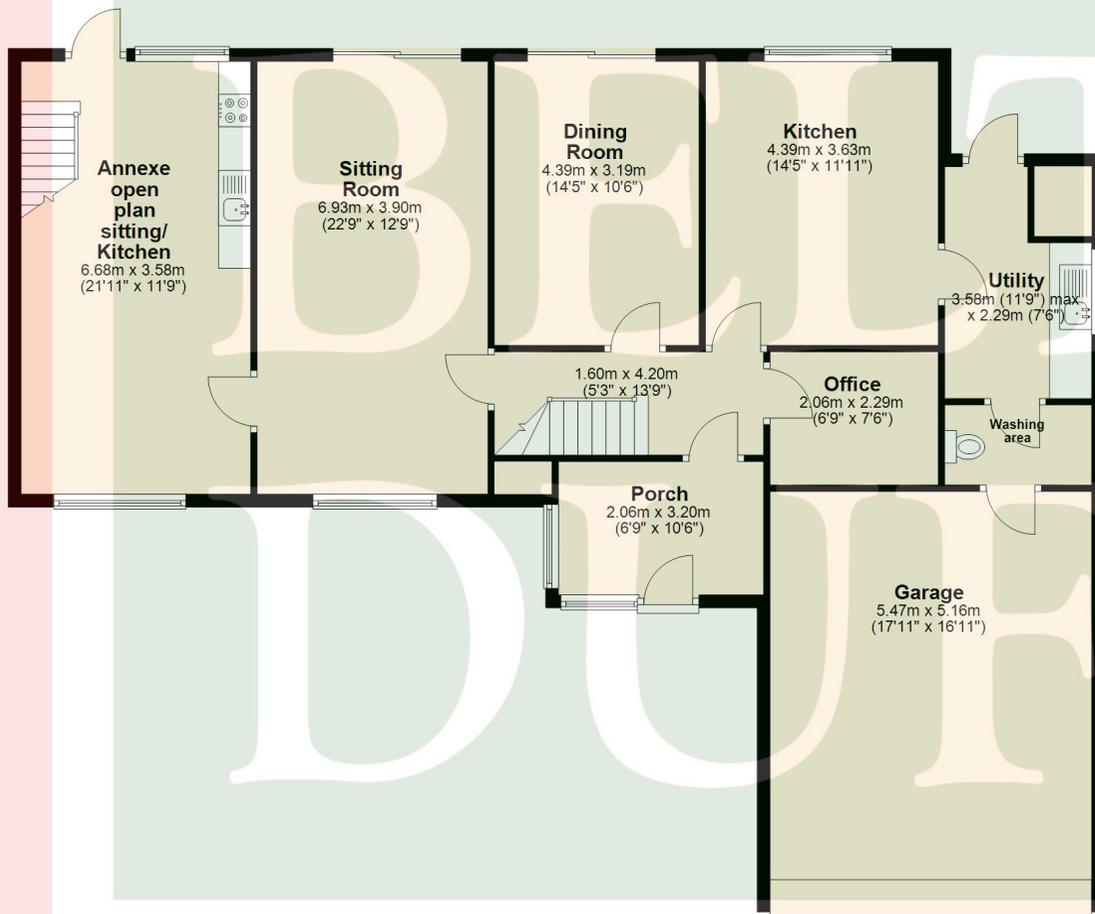


SITUATION

Terrington St Clement is a well-served and popular village situated just to the west of King's Lynn, offering an excellent balance of rural charm and everyday convenience. The village benefits from a range of local amenities including shops, a post office, primary school, and public houses, making it ideal for families, retirees, and commuters alike.

Surrounded by attractive open countryside, the area is perfect for those who enjoy outdoor pursuits, scenic walks, and a quieter pace of life, while still being within easy reach of larger towns and transport links. King's Lynn provides a wider selection of shopping, leisure facilities, and a mainline rail service to London King's Cross.

Easy access is also afforded to the North Norfolk coast, the Royal Estate of Sandringham, as well as Downham Market to the south and Fakenham to the east.



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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.



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