



Greystones, Terrington St Clement
Guide Price £359,950

BELTON DUFFEY



GREYSTONES, 39 HAY GREEN ROAD NORTH, TERRINGTON ST CLEMENT, NORFOLK, PE34 4PY

A deceptively spacious 4 bedroom, 1 en-suite, detached bungalow with gardens and double garage, situated in a pleasant village location.

DESCRIPTION

A deceptively spacious 4 bedroom, 1 en-suite, detached bungalow with gardens and double garage, situated in a pleasant village location.

The property was built circa 1999 and is installed with oil fired central heating and double glazing. The accommodation briefly comprises spacious entrance hall, sitting room, cloakroom, 4 bedrooms, 1 en-suite, bathroom, open-plan kitchen/dining room/family room, utility room and conservatory.

Outside, the property has parking for approximately 6 cars, a detached double garage and established gardens.

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.

SPACIOUS ENTRANCE HALL

6.28m average x 3.11m (20' 7" x 10' 2") UPVC glazed door with matching side panel; to outside and radiator.

CLOAKROOM

Frosted window to rear, radiator, low level WC, wash hand basin with mirror over, tile effect flooring and part tiled walls.

SITTING ROOM

4.70m into recess x 4.66m (15' 5" x 15' 3") Exposed brick wall with feature brick fireplace and electric coal-effect fire, large window to front, 2 smaller windows to side and 2 radiators.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM

6.46m x 5.15m (21' 2" x 16' 11")

KITCHEN/DINING AREA

5.15m x 3.60m (16' 11" x 11' 10") Granite effect worktops with 1.5 bowl grey composite sink unit with cupboards and drawers under, integrated fridge, integrated freezer, Bosch Exxcel washing machine, Neff 4 ring ceramic hob with extractor over, Creda eye-level built-in main oven with top oven/grill above and locker over, matching wall units, large window overlooking rear garden, extractor, tiled wall areas, radiator, tiled floor and opening into

FAMILY ROOM

3.48m x 3.32m (11' 5" x 10' 11") Radiator and sliding doors into conservatory.

UTILITY

2.54m into window recess x 1.76m (8' 4" x 5' 9") Worktops to 2 sides with stainless steel sink unit, double cupboard under, window to rear garden, space for further fridge, radiator, oil fired boiler, glazed wall unit and tiled floor.



CONSERVATORY

3.54m x 3.40m (11' 7" x 11' 2") Brick construction with glazed units and a pitched polycarbonate roof, ceiling fan/light and double doors leading to the rear garden.

BEDROOM 1

3.85m into window recess x 3.32m to front of wardrobes (12' 8" x 10' 11") Window to front, radiator, range of fitted wardrobes with hanging rails and shelves, matching dressing table unit with 3 drawers either side, matching 4 drawer chest and bedside units.

BEDROOM 2

3.37m x 3.10m (11' 1" x 10' 2") Window to side and radiator.

BEDROOM 3

3.37m x 3.08m (11' 1" x 10' 1") Window to side and radiator.

BEDROOM 4/STUDY

3.09m into window recess x 2.19m (10' 2" x 7' 2") Window to front and radiator.

INNER HALLWAY

Radiator, door into bathroom and shelved airing cupboard.

BATHROOM

3.54m x 2.26m (11' 7" x 7' 5") Corner entry shower cubicle with mains shower, corner bath with mixer tap and shower attachment, wash hand basin set in a unit with double cupboard under, mirror over, low level WC, radiator, frosted window to side, extractor and tiled walls.

OUTSIDE

The front of the property is approached via brick piers onto an extensive brickweave driveway which leads to large double wooden gates leading on to a further paved drive up to the detached double garage.

The front garden is laid to neat lawn with established flowers, trees and shrubs. A pathway leads round to the left hand side of the property with further lawned area and a gated access to the rear garden.. The front garden is enclosed by fenced boundaries..

DETACHED BRICK & TILED DOUBLE GARAGE

5.49m x 5.44m (18' 0" x 17' 10") Electric up and over door, power, light shelving and personal door to the rear garden.

The rear garden is laid to lawn with paved patio enclosed with a low brick wall, various flowers, trees and shrubs, wrought iron gate to front driveway, circular paved feature, garden shed and pathway leading around to the oil tank, wooden gate to the front of the property and outside tap. The rear garden is enclosed by fenced boundaries.

DIRECTIONS

From King's Lynn proceed westwards on the A17 bypassing West Lynn and Clenchwarton. At the outskirts of Terrington St Clement turn right into Station Road. Proceed along here, turning right, signposted Hay Green Road North and the property will be seen towards the end on the left hand side, designated by our For sale sign.



OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band D.

Oil fired central heating.

EPC - TBC.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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