



NEWSON & BUCK

ESTATE AGENTS



## 3 Laurel Cottages Ongar Hill Road, Terrington St Clement, King's Lynn, Norfolk PE34 4JB £249,995

Newson & Buck are delighted to present this exciting opportunity to acquire a three-bedroom semi-detached home offering scope for improvement and development (STPP), set on a generous plot of approximately 0.25 acres (STMS), with beautiful open field views. Located just two miles from the centre of Terrington St. Clement, this property offers the perfect blend of rural surroundings and village convenience. The accommodation comprises a spacious lounge/diner, kitchen, conservatory, ground floor bathroom, and three first-floor bedrooms. Occupying a sizeable plot with ample outside space, the property provides excellent potential for extension or redevelopment, subject to the necessary permissions. Additional benefits include off-road parking and oil-fired central heating and has had replacement UPVC windows mostly throughout. This is an ideal opportunity for buyers looking to modernise or create a home tailored to their own taste in a peaceful countryside setting. To arrange a viewing or for further information, please contact the sales team today.

## Lounge

17'11" x 11'11" (5.46m x 3.63m) Entrance door, carpeted, feature brick fireplace, storage, radiator, window to front and side

## Kitchen

14'11" x 8'11" (4.55m x 2.72m) tiled flooring, window to rear aspect, range of base and wall cabinets, worktops, steel sink with mixer tap over, radiator, storage cupboard, space for fridge/freezer, space for under counter appliance, stairs to first floor

## Rear Lobby

7'02" x 4'02" (2.18m x 1.27m) Tiled flooring, radiator, doors leading to

## Bathroom

09'04" max x 5'10" (2.84m x 1.78m) Tiled floors and tiled walls, panelled bath, hand basin and shower cubicle with thermostatic shower, towel radiator window to side aspect

## W/C

2'08" x 5'04" (0.81m x 1.63m) Low level flush w/c, tiled flooring, window to side

## Conservatory/Utility

9'06" x 7'09" (2.90m x 2.36m) Range of base cabinets with space and plumbing for washing machine and tumble dryer, worktops, door leading to rear garden, tiled flooring, radiator

## Landing

Carpeted, radiator

## Bedroom One

15'00" x 10'08" (4.57m x 3.25m) Carpeted, radiator, built in wardrobes with sliding doors, storage cupboard, window to rear aspect, radiator

## Bedroom Two

12'04" x 10'04" (3.76m x 3.15m) Carpeted, radiator, window to front aspect

## Bedroom Three

9'08" x 7'06" (2.95m x 2.29m) Carpeted, radiator, window to side aspect, storage cupboard

## External

The property has a shingle driveway leading to ample off road parking, the property sits on a 0.25 acre plot (STMS) with field views to the front and the rear. The private rear garden houses the oil tank and has a outbuilding providing four different rooms for storage.

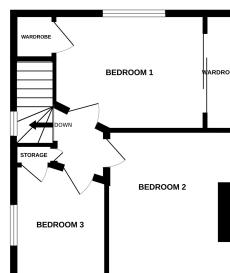
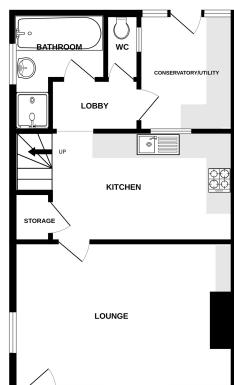
## Council Tax - A

## EPC - E



GROUND FLOOR  
537 sq ft. (49.9 sq.m.) approx.

1ST FLOOR  
366 sq ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 903 sq ft. (83.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplans are for illustrative purposes only and should not be relied upon for precise purchases. The floorplans are not to scale and are provided for guidance only. Measurements are taken to the inside of walls and doors and are not to their opening or efficiency or clearance.