









2 Church Terrace Churchgate Way, Terrington St Clement, King's Lynn, Norfolk PE34 4LZ £239,995

Positioned in the very heart of Terrington St Clement, this beautifully presented three-bedroom mid-terrace offers the perfect balance of countryside calm and day-to-day convenience. Set opposite the village church, the home enjoys a peaceful, established setting with local amenities — schools, shops, pubs, takeaways, and more — all within a short walk. Inside, the home is bright, welcoming, and move-in ready. A bay-fronted sitting room draws in natural light and offers a relaxed yet versatile space — equally suited to quiet evenings or morning coffee with friends. The kitchen and dining area span the rear of the home, thoughtfully designed with room to cook, gather, and entertain. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, all finished with a fresh, contemporary touch. Outside, the rear garden is private, peaceful, and beautifully maintained. A raised deck offers the perfect spot for dining all fresco, leading down to a lawn framed by mature planting and colourful borders. At the far end, you'll find a garden shed and a gate that opens to the private parking area with shared access behind. Oil-fired central heating and double glazing ensure year-round comfort. A wonderful opportunity to enjoy village living without compromise.





### **Entrance Hall**

Entrance door, LVT flooring, radiator, stairs to first floor

## Lounge

13' 0" x 18' 04" (3.96m x 5.59m) LVT Flooring, bay window to front, electric fireplace, radiator

# Kitchen/Diner

16' 03" x 9' 06" (4.95m x 2.90m) Range of base and wall cabinets, worktops, integrated electric oven and grill, induction hob and extractor over, ceramic sink with mixer tap, radiator, under stairs pantry, window to rear aspect, space for fridge/freezer, space and plumbing for washing machine and dishwasher, LVT flooring

# Landing

Carpeted, doors leading to

#### **Bedroom One**

10' 09" x 11' 00" (3.28m x 3.35m) Carpeted, radiator, window to front, built in wardrobes, window to rear aspect

# **Bedroom Two**

10' 00" max x 12' 00" (3.05m x 3.66m) LVT flooring, 1/2 panelled wall feature wall, built in wardrobe, window to front, radiator

# **Bedroom Three**

8' 02" max x 9' 0" max (2.49m x 2.74m) Carpeted, radiator, window to front

# **Family Bathroom**

6' 03" x 7' 08" (1.91m x 2.34m) Tiled flooring and tiled wall surround, L-shaped panelled bath with shower over, vanity unit with built in sink, low level flush w/c, towel radiator

### External

To the front there is a private shingled area with gated access leading to the front door via a pathway, the rear private garden is a mix of decking and lawn with raised flower beds on the edges, at the end there is a shingle area with a garden shed with has lighting and power. There is parking to the rear via shared access

# EPC - D

# Council Tax - B







GROUND FLOOR 462 sq.ft. (42.9 sq.m.) approx

1ST FLOOR 456 sq.ft. (42.4 sq.m.) appro





TOTAL FLOOR AREA: 918 sq.ft. (85.3 sq.m.) approx.
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