



Clockcase Barn, Clenchwarton

Price £295,000

**BELTON
DUFFEY**

Clockcase Barn

Clockcase Road, Clenchwarton,
KING'S LYNN, Norfolk, PE34 4BZ

A 4 bedroom, 2 en-suite detached barn conversion situated in a rural location in grounds of approximately 3/4 of an acre, subject to survey, with fields to the rear.



DESCRIPTION

GROUND FLOOR

Upon entering the tiled entrance hall, you are welcomed into a cloakroom before reaching the principal bedroom, which benefits from an en-suite shower room. The sitting room has a brick fireplace with wood-burning stove and double doors leading through to a good-sized conservatory.

From the opposite side of the entrance hall is the fully fitted kitchen/dining room with central island. Off the kitchen is a useful utility/boot room and an inner hallway giving access to the main family bathroom with shower. There are three further bedrooms (1 en-suite), along with a spacious family/TV room.

OUTSIDE

The property occupies a plot extending to approximately 3/4 of an acre, subject to survey, and is approached via a five-bar. The front garden is predominantly laid to lawn, complemented by a section of hedging along the front boundary. To the rear, the property features a brick-weave area and decked area which back onto open fields.



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

SITUATION

Clenchwarton is a thriving Norfolk village in the heart of the fens, only a few miles from King's Lynn, with good bus links into the town. The village offers a range of clubs and organisations, as well as a post office, general store, a public house, children's play area, playing field and a good primary school. King's Lynn is a very interesting town, from the much filmed old medieval centre around St Margaret's Church to the newly redeveloped and pedestrianised Vancouver Shopping Centre. The town has good schools, the Queen Elizabeth II Hospital, large and small supermarkets and many superstores, restaurants, a ten-pin bowling alley, swimming pool, library, and a cinema. There is a mainline rail link via Cambridge to London King's Cross - approximately 1hr 40 mins.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. gas fired central heating to radiators. EPC Rating Band E.

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

TENURE

This property is for sale Freehold.

Clockcase Barn

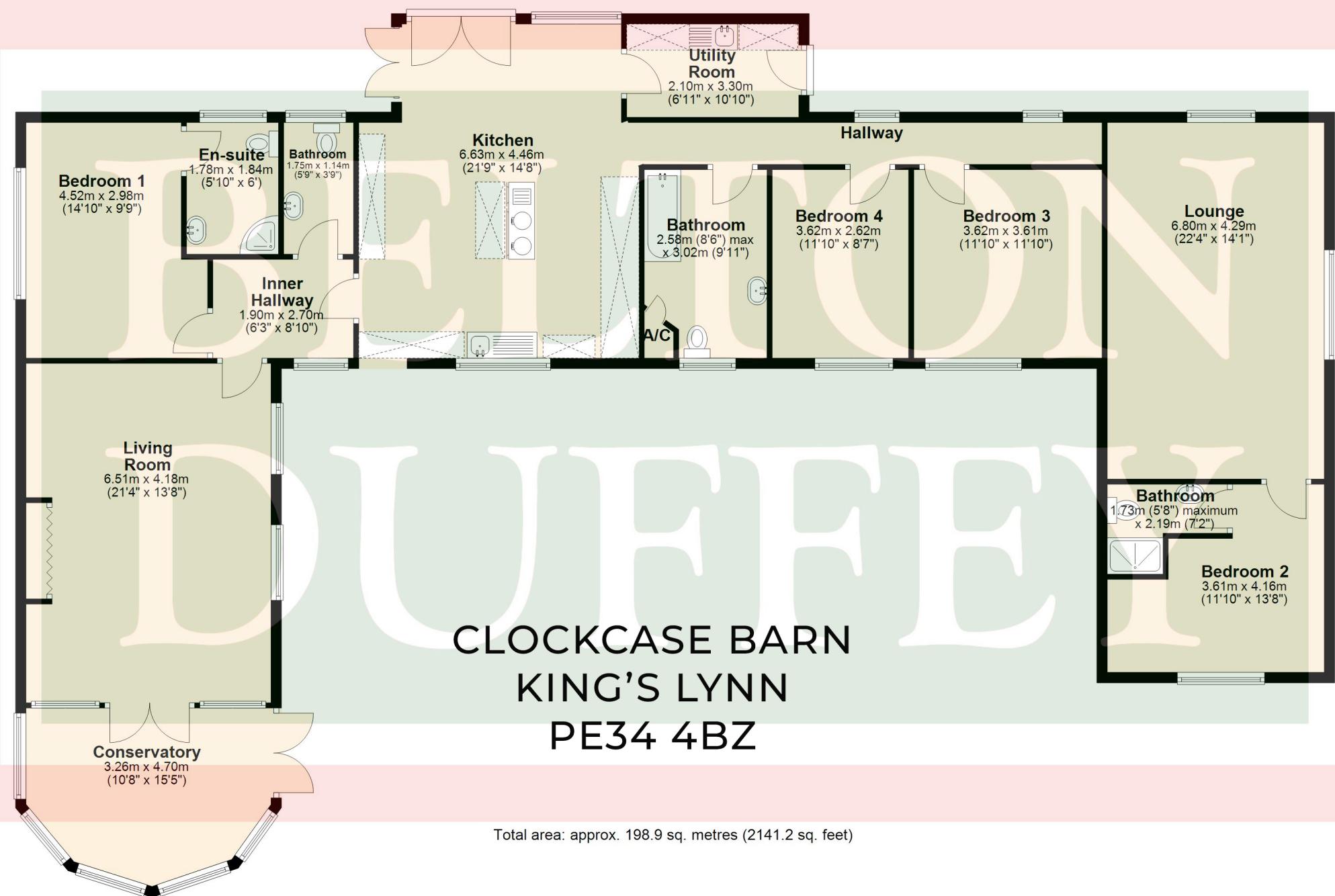
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Cover Area

Approx. 198.9 sq. metres (2141.2 sq. feet)





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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