



**5 Poachers Way, Terrington St Clement**  
**Guide Price £299,950**

**BELTON DUFFEY**





## **5 POACHERS WAY, TERRINGTON ST CLEMENT, NORFOLK, PE34 4RH**

A well presented, 2 double bedroom detached bungalow occupying a generous size plot with larger than average garage and parking

### **DESCRIPTION**

A well presented, 2 double bedroom detached bungalow occupying a generous size plot with larger than average garage and parking.

The property was build circa 2016 (2 years remaining on the NHBC certificate) and is installed with LPG central heating and double glazing.

The accommodation briefly comprises entrance hall, sitting/dining room, kitchen/breakfast room with double oven, integrated dishwasher and fridge freezer, 2 double bedrooms and a shower room.

Outside, the property has parking for 3 cars, a larger than average garage and front and rear 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.

### **ENTRANCE HALL**

2.34m x 1.25m (7' 8" x 4' 1") Radiator, wood grain effect double glazed door to outside

### **INNER HALL**

5.03m x 1m (16' 6" x 3' 3") Loft access, airing cupboard.

### **SITTING/DINING ROOM**

5.38m maximum x 4.40m maximum (17' 8" x 14' 5") French doors to rear garden, twin aspect windows, 2 radiators.

### **KITCHEN BREAKFAST ROOM**

4m x 2.94m (13' 1" x 9' 8") L shaped wood grain effect worktop, stainless steel sink unit with chrome mixer tap, 4 ring stainless steel hob with stainless steel splashback and extractor over. Cupboards and drawers under, Zanussi integrated dishwasher, space and plumbing for washing machine, fan assisted double oven, matching wall cupboards, worktop with double cupboard under, integrated fridge freezer, ceramic tiled floor, radiator.





**BEDROOM 1**

3.43m x 3.01m (11' 3" x 9' 11") Radiator, built in cupboard.

**BEDROOM 2**

3.44m x 2.73m (11' 3" x 8' 11") Radiator.

**SHOWER ROOM**

2.26m x 1.75m (7' 5" x 5' 9") Double sized shower cubicle with mains shower, low level WC, pedestal wash hand basin, electric towel rail radiator.

**OUTSIDE**

The property occupies a generous sized plot with a tarmac driveway giving ample car parking for 3 cars. The front garden is laid to lawn with hedging to the front and a pathway leading to the front entrance door. The rear garden has a full width patio leading onto the lawned rear garden with established flowers and shrub borders and a shingled area. The rear garden is enclosed by fenced boundaries.

**LARGER THAN AVERAGE GARAGE**

7.13m x 3.23m (23' 5" x 10' 7") Up and over door, personal door, power and light.

**DIRECTIONS**

From King's Lynn proceed westwards on the A17 bypassing West Lynn and Clenchwarton. At the outskirts of Terrington St Clement turn right by the African Violet Centre into Station Road. Continue along to the end of Station Road, turning left into Sutton Road. Take the second right hand turning into Marshland Street then the second left into Wesley Street. Follow this straight down to Chapel Road. Take the first left hand turning into The Saltings which leads to Poachers Way, the property will be found on the left hand side.

**OTHER INFORMATION**

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

EPC - C.

LPG central heating (Please ask the agents for further details)

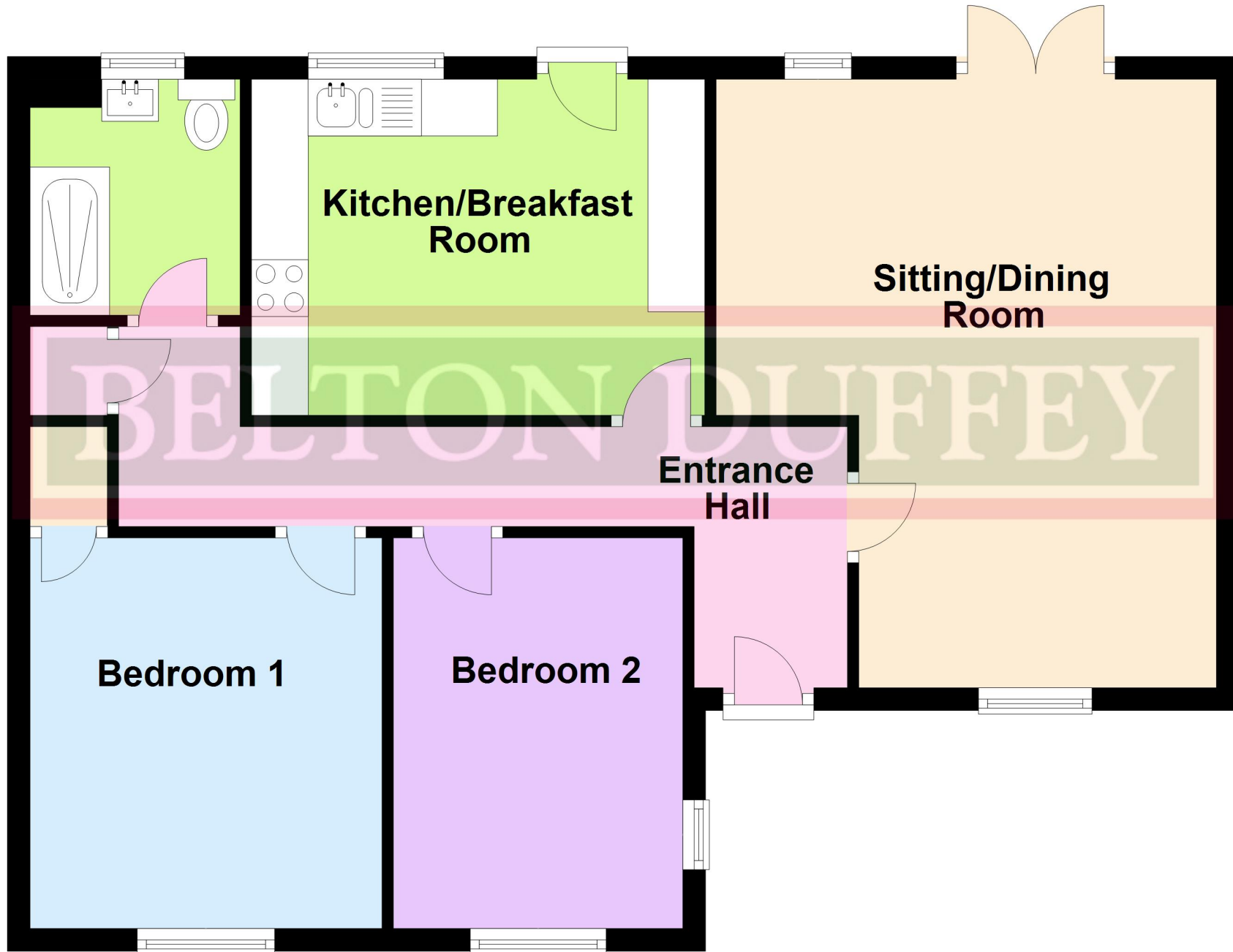
**TENURE**

This property is for sale Freehold.

**VIEWING**

Strictly by appointment with the agent.

# Poachers Way









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