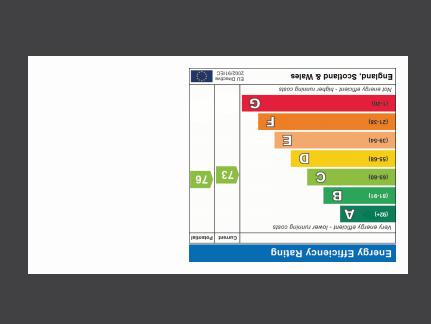
9 Market Place, Downham Market PE38 9DG 01366 385588 info@kingpartners.co.uk









Heron House

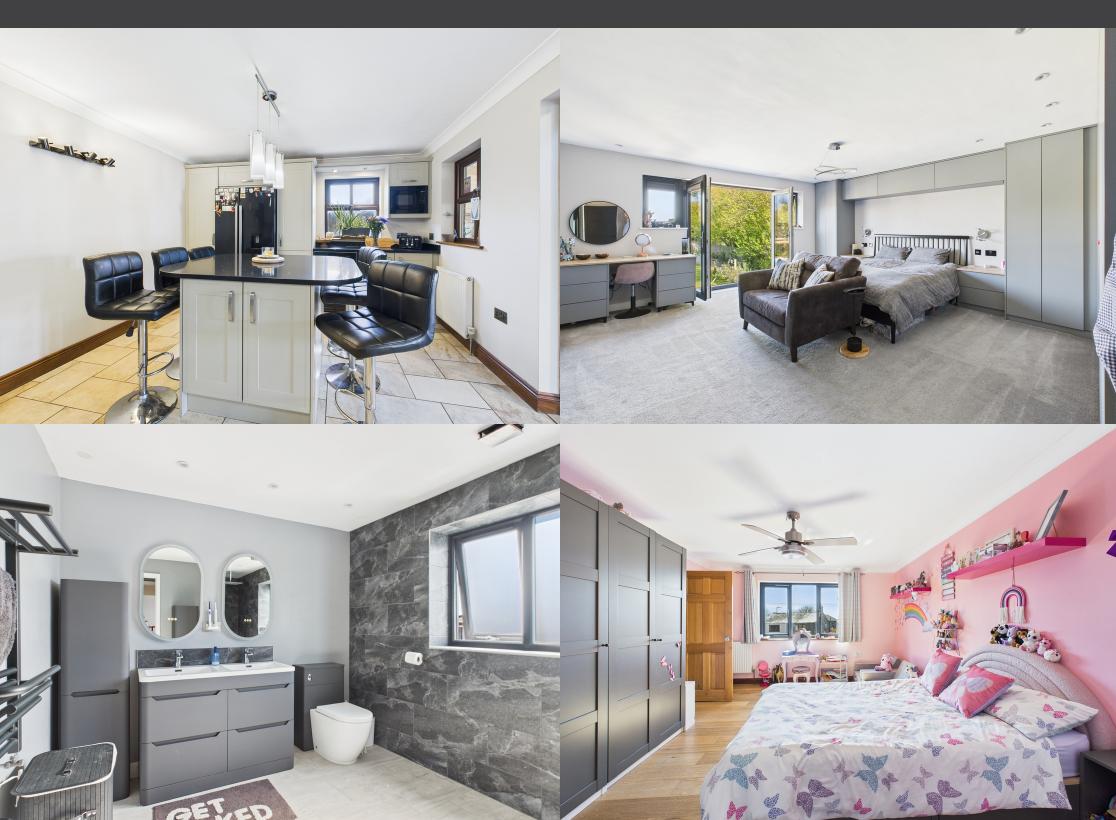
Popes Lane Terrington St Clement

£695,000

















- Five Bedrooms
- Master Bedroom With Juliette Balcony & En-suite
- Bespoke Kitchen With Quartz Worktops
- Bedroom Two With En-suite
- Two Garages & Brick Store.
- Extensive Garden With Semi Sunken Swimming Pool
- Orchard With Fruit Trees
- Oil Fired Central Heating To The Main House
- Two Bedroom Annexe With Solar Panels & Electric Heating.











Entrance Hall

Staircase to first floor. Radiator.

Study

8' 5" \times 7' 7" (2.57m \times 2.31m) UPVC double glazed door to front. Radiator.

Living Room

II' 9" \times 21' 9" (3.58m \times 6.63m) Two UPVC double glazed window to side. UPVC double glazed bay window to front. Radiator. Wood burner.

Kitchen

27' 6" \times 11' 9" (8.38m \times 3.58m) UPVC double glazed window to rear & side. UPVC double glazed door to side. Fitted with bespoke wall and base units with quartz worktops. Double oven. Hob. Extractor fan. Tiled floor. Inset sink with mixer tap. Radiator. Island with quartz worktop. Space for American style fridge freezer. Integrated microwave.

Utility Room

8' 6" \times 6' 9" (2.59m \times 2.06m) UPVC double glazed window to side. Roll edge worktop. Radiator. Tiled floor Space for washing machine and tumble dryer.

Dining Room

18' 6" \times 14' 9" (5.64m \times 4.50m) UPVC patio door to rear. Five UPVC double glazed windows to rear. Tiled floor. Vaulted ceiling . Ceiling Fan

Cloakroom

8' 6" \times 3' 1" (2.59m \times 0.94m) UPVC double glazed window. W.C. Wash hand basin within vanity unit. Radiator. Extractor fan.

Landing

Stained glass window. Radiator. Loft access.

Bedroom I

15' 7" \times 17' 7" (4.75m \times 5.36m) Patio doors to rear with Juliette balcony. Two radiators. Fitted wardrobes.

En-suite

9' 3" \times 8' 10" (2.82m \times 2.69m) UPVC double glazed window to side. Walk-in shower with rainfall shower head. Heated towel rail. Two ceramic sinks within vanity unit. Heated towel rail.

Bedroom 2

II' 9" \times 15' 5" (3.58m \times 4.70m) UPVC double glazed window to front. Radiator. Fitted wardrobe.

En-suite

10' $3" \times 6' \ 2" \ (3.12m \times 1.88m)$ UPVC double glazed window to front. Shower cubicle. W.C. & wash hand basin within vanity unit. Tiled floor. Heated towel rail.

Bedroom 3

13' 5" \times 9' 10" (4.09m \times 3.00m) UPVC double glazed window to rear. Radiator.

Bedroom 4

13' 5" \times 9' 10" (4.09m \times 3.00m) UPVC double glazed window to rear. Radiator.





Bedroom 5

8' 6" \times 6' 4" (2.59m \times 1.93m) UPVC double glazed window to front. Radiator.

Bathroom

8' $7'' \times 9'$ 4" (2.62m \times 2.84m) P-shaped bath. Rainfall shower. His & Hers wash hand basins within vanity. W.C. Heated towel rail.

Garage

15' 10" \times 17' 11" (4.83m \times 5.46m) Power & light. Base and wall units. Internal doors to kitchen and utility. Wooden doors to front and rear.

Annexe

Kitchen/Living /Dining room

12' l" \times 33' 0" (3.68m \times 10.06m) UPVC double glazed window to front. Two UPVC double glazed windows to side. Sliding patio doors to rear. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Space for cooker. Space for washing machine. Radiator. Laminate floor.

Bedroom I

12' 7" \times 8' 6" (3.84m \times 2.59m) UPVC double glazed window to side.

Bedroom 2

9' 0" \times 10' 4" (2.74m \times 3.15m) UPVC double glazed window to side. Radiator:

Bathroom

 $8'\ II''\ x\ 6'\ 5''\ (2.72m\ x\ I.96m)$ UPVC double glazed window. Showier cubicle. W.C. Wash hand basin. Radiator.

Garage I

12' 0" \times 18' 1" (3.66m \times 5.51m) Double door. Two windows to side.

Garage 2

11' 5" x 18' 0" (3.48m x 5.49m) Doors to front and rear.

Brick Store

Window. Pedestrian door.

Gardens

Timber framed outbuilding with space for a hot tub. Semi sunken swimming pool. Extensive garden area. To the rear of the annexe is an orchard area with fruit trees.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.