



NEWSON & BUCK  
ESTATE AGENTS

4 Steves Close  
Clenchwarton  
King's Lynn  
Norfolk  
PE34 4FN

£500,000

Set in the popular village of Clenchwarton, this detached four-bedroom home offers bright, well-balanced living spaces in a peaceful residential setting. The village has a range of local amenities, while King's Lynn is just a short drive away, providing mainline rail links to Cambridge and London. The entrance hall is filled with light, thanks to Velux windows above and a striking glass and wood staircase. The kitchen/breakfast room is a generous and sociable space, with a central island, integrated appliances, and patio doors opening onto the garden. A wood-burning stove adds warmth to the breakfast area, while the separate lounge also opens directly onto the rear patio. A formal dining room, cloakroom, and utility room complete the ground floor. Upstairs, there are four well-sized bedrooms. The principal bedroom has an en-suite, while the remaining bedrooms are served by a modern family bathroom. The rear garden is enclosed and backs onto open fields, with a lawn and paved terrace ideal for outdoor dining. At the front, there is a gravelled driveway, a double garage, and side access to the rear. A thoughtfully arranged home in a well-connected village, offering both space and calm.

- Detached House Built in 2022
- Family Bathroom & En-suite
- Utility & Downstairs Cloakroom.
- Double Garage & Drive Way Parking
- UPVC Double Glazing & Airsource Heating
- Enclosed Garden With Field Views
- Dining Room
- Kitchen/Breakfast Room
- 4 Bedrooms
- EPC - B



### **Entrance Hall**

7' 03" x 18' 02" (2.21m x 5.54m) Entrance door, LVT flooring, stairs to first floor, galleried landing

### **Kitchen**

14' 01" x 12' 11" (4.29m x 3.94m) LVT Flooring range of base and wall cabinets, kitchen island with breakfast bar, quartz worktops, butler sink with mixer tap over, integrated fridge freezer, integrated dishwasher, integrated bin storage, pantry cupboard, dual ovens, induction hob with extractor over, patio doors to rear, window to side aspect.

### **Breakfast Room**

14' 01" x 14' 04" (4.29m x 4.37m) LVT Flooring, feature fireplace with log burner, windows to front

### **Lounge**

12' 01" x 17' 06" (3.68m x 5.33m) Carpeted, feature panelled wall, patio doors to rear garden.

### **Dining Room**

12' 01" x 9' 09" (3.68m x 2.97m) LVT Flooring, window to front

### **Downstairs W/C**

7' 03" x 3' 06" (2.21m x 1.07m) LVT Flooring, Vanity unit with sink, love level flush w/c

### **Landing**

Carpeted, galleried landing, doors to

### **Master Bedroom**

14' 01" x 22' 03" (4.29m x 6.78m) Carpeted, Panelled feature wall, window to front, two radiators, Velux window to rear

### **En-Suite**

4' 10" x 7' 05" (1.47m x 2.26m) Vinyl flooring, towel radiator, quadrant shower cubicle with rainfall shower and attachment, built in unit with sink and low level flush w/c, velux window to rear

### **Bedroom Two**

21' 05" x 17' 06" (6.53m x 5.33m) Carpeted, radiator,  
Velux windows to front

### **Bedroom Three**

12' 01" x 11' 01" (3.68m x 3.38m) Carpeted, radiator,  
window to front

### **Bedroom Four**

12' 05" x 7' 05" (3.78m x 2.26m) Carpeted, radiator,  
window to front

### **Family Bathroom**

7' 03" x 9' 10" (2.21m x 3.00m) Vinyl flooring,  
window to rear, panelled bath with shower over, hand  
basin, radiator, low level flush w/c

### **Double Garage**

18' 06" x 17' 06" (5.64m x 5.33m) Vinyl flooring,  
roller doors, electric heating, power and lighting,  
side door

### **External**

To the front the property a shingle driveway provides  
ample off road parking with multiple vehicles as well  
as a small lawned area, the rear garden is laid partly  
to patio and to lawn with a private enclosed garden  
providing field views.

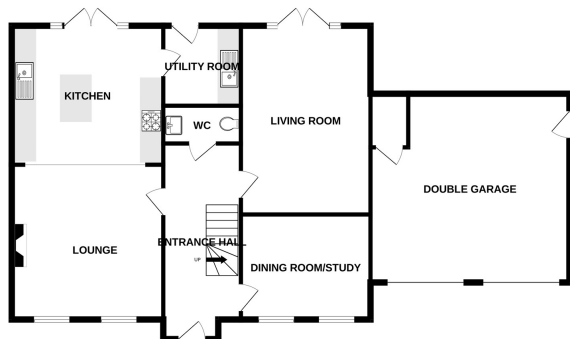
### **EPC - B**

### **Council Tax - E**

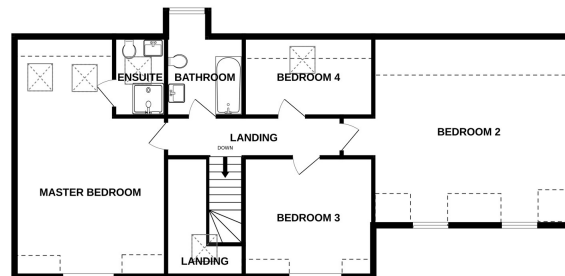




GROUND FLOOR  
1238 sq.ft. (115.0 sq.m.) approx.



1ST FLOOR  
1076 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA : 2314 sq.ft. (214.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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