



**2 Hillgate Street, Terrington St Clement**  
**Guide Price £425,000**

**BELTON DUFFEY**





## 2 HILLGATE STREET, TERRINGTON ST CLEMENT, NORFOLK, PE34 4NS

A deceptively spacious 3 bedroom, 1 en-suite and dressing room, detached bungalow with gardens and double garage, situated in a pleasant village location with similar properties.

### DESCRIPTION

A deceptively spacious 3 bedroom, 1 en-suite, detached bungalow with gardens and double garage, situated in a pleasant village location with similar properties.

The property was built circa 1998 and is installed with panelled hardwood internal doors, oil fired central heating and double glazing. The accommodation briefly comprises entrance hall, sitting room, 3 bedrooms, 1 en-suite and dressing room, bathroom, kitchen/breakfast room, utility room and dining room.

Outside, the property has parking for approximately 5 cars, a double garage and 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.

### SPACIOUS ENTRANCE HALL

UPVC double glazed door with matching side panels to front, radiator and airing cupboard with coat hooks and shelving.

### KITCHEN/BREAKFAST ROOM

4.87m x 4.47m (16' 0" x 14' 8") Worktops with oak fronted cupboards and drawers under, 1.5 bowl composite sink unit with mixer tap, tiled splash backs, matching wall cupboards with 2 display shelves window overlooking the rear garden, Hotpoint 4 ring ceramic hob with Hotpoint double oven under, extractor over, space for upright fridge freezer, radiator and ceramic tiled floor.

### UTILITY ROOM

3.13m x 2.37m (10' 3" x 7' 9") Worktop with stainless steel sink unit, tiled splashabcks, oak fronted double cupboard under, matching wall unit, space and plumbing for washing machine, space for tumble dryer, Worcester Heatslave 15/19 oil fired central heating boiler, space and plumbing for dishwasher, radiator, UPVC double glazed door to rear garden and ceramic tiled floor.

### SITTING ROOM

7.49m max into bay x 3.98m (24' 7" max into bay x 13' 1") Large UPVC double glazed bay window to front, coal-effect fire with marble hearth, stone surround and wooden mantel, UPVC double glazed French doors leading out onto the rear patio and 2 radiators.

### DINING ROOM

3.61m x 3.29m (11' 10" x 10' 10") Double panelled glazed doors into entrance hall, UPVC double glazed window to rear and radiator.





## **MASTER BEDROOM**

5.27m max, narrowing to 3.97m x 4.66m (17' 3" max, narrowing to 13' 0" x 15' 3") Large UPVC double glazed window to front, radiator and doors into dressing room and en-suite.

## **DRESSING ROOM**

1.78m x 1.77m (5' 10" x 5' 10") Radiator, hanging rails and shelf above.

## **EN-SUITE SHOWER ROOM**

2.07m x 1.76m (6' 9" x 5' 9") 1.5 size shower cubicle with mains shower, low level WC, wash hand basin with 2 drawers under, UPVC frosted window to front, radiator, extractor, shaver socket, fully tiled walls and tiled floor.

## **BEDROOM 2**

3.37m x 3.16m max, narrowing to 2.38m (11' 1" x 10' 4" max, narrowing to 7' 10") UPVC double glazed window to side and radiator.

## **BEDROOM 3**

2.92m x 2.38m (9' 7" x 7' 10") UPVC double glazed window to side and radiator.

## **BATHROOM**

2.36m x 2.06m (7' 9" x 6' 9") Three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal basin, low level WC, fully tiled walls, extractor, shaver socket, towel rail, radiator, UPVC frosted window to front and tiled floor.

## **OUTSIDE**

The property is approached via an extensively brick weaved L-shaped driveway providing car parking for approximately 5 cars and leads to the double garage.

The remainder of the front garden is mainly laid to lawn with shrubs, 2 ornamental trees, hedging, 2 security lights and access leading to the rear garden.

To the East side of the property is a flower and shrub border and pathway with a wrought iron gate giving access to the rear.

## **DETACHED BRICK & TILED DOUBLE GARAGE**

6.57m x 5.82m (21' 7" x 19' 1") Twin electric up and over doors, power, light, work bench, shelving and UPVC double glazed door to the rear garden.

To the rear of the garage is a shingled area with flowers and shrubs, oil tank and greenhouse.

The remainder of the rear garden is laid to lawn with patio and pathway, various flowers, shrubs, ornamental trees, outside lighting and outside tap. The rear garden is enclosed by fenced boundaries.





## **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. At the end of the road turn left into Sutton Road. Continue along, passing the Phoenix Montessori Nursery School, take the next right hand turning into Hillgate Street and the property will be seen a short way down, in a cul-de-sac, first bungalow on the right 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 D.

Oil fired central heating.

EPC - TBC.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





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