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27 Northgate Way

Terrington St Clement

King's Lynn, PE34 4LG

£495,000

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# Northgate Way

Terrington St Clement, King's Lynn, PE34 4LG

This wonderful property has been extremely well maintained by the current owners to offer modern living plus lovely features such as a brick fireplace in the living room, a separate dining room and a conservatory . The rear garden is immaculately maintained with patio areas for entertaining friends and family, an additional covered pergola if shade or shelter is needed and a lovely koi pond. There are four bedrooms all with fitted wardrobes and the master bedroom has the added benefit of an en-suite. The family bathroom has a lovely roll top bath plus a separate shower cubicle. This is certainly a great opportunity for anyone looking to upsize to a larger family home in a well served village just 7 miles from the additional services of Kings Lynn.



Part Glazed Door To:

Entrance Hall

Laminate floor; Staircase to first floor; Radiator:

Living Room

13' 4" x 22' 7" (4.06m x 6.88m) UPVC double glazed window to front. Feature brick fireplace with oak mantle over and tiled hearth. Patio door to rear: Two radiators.

Conservatory

10' 4" x 12' 5" (3.15m x 3.78m) Max. Brick and UPVC double glazed construction. UPVC double glazed patio door to side. Tiled floor:

Dining Room

9' 10" x 10' 8" (3.00m x 3.25m) UPVC double glazed window to front. Radiator: Laminate floor:

Cloakroom

6' 4" x 4' 9" (1.93m x 1.45m) UPVC double glazed window to rear: W.C. Wash hand basin within vanity unit. Tiled splash backs. Radiator: Laminate floor

Kitchen

9' 9" x 11' 5" (2.97m x 3.48m) UPVC double glazed window to rear: Fitted with a range of wall and base units with worktop over incorporating a sink and drainer with mixer tap. Integrated double oven. Integrated hob with extractor over: Laminate floor: Radiator: Breakfast bar seating area

Utility Room

12' 0" x 7' 9" (3.66m x 2.36m) Fitted with wall and base units with worktop over: Space for washing machine, tumble dryer and fridge freezer: Radiator: Door to rear:

Landing

UPVC double glazed window to front. Radiator: Loft hatch.

Bedroom 1

13' 5" x 9' 9" (4.09m x 2.97m) Max. UPVC double glazed window to front. Radiator: Laminate floor: Airing cupboard.

En-suite

3' 10" x 7' 8" (1.17m x 2.34m) Shower cubicle. Wash hand basin. W.C. Heated towel rail Laminate floor: Extractor fan. Spot lights.

Bedroom 2

8' 6" x 10' 3" (2.59m x 3.12m) UPVC double glazed window to rear: Radiator: Laminate floor: Fitted wardrobe.

Bedroom 3

8' 1" x 10' 1" (2.46m x 3.07m) UPVC double glazed window to rear: Radiator: Laminate floor: Fitted wardrobe Fitted cupboard.

Bedroom 4

9' 9" x 9' 6" (2.97m x 2.90m) UPVC double glazed window to front. Radiator: Laminate floor: Fitted wardrobe.

Bathroom

9' 9" x 5' 8" (2.97m x 1.73m) UPVC double glazed window to rear: Roll top bath. Wash hand basin within vanity unit. Shower cubicle. W.C. Heated towel rail. Extractor fan. Spotlights.

Store

11' 11" x 20' 5" (3.63m x 6.22m) UPVC double glazed window and door to front. Power and light.

Front Garden

Mature garden with plants and shrubs. Gravel driveway.

Rear Garden

Mature plants and trees. Pergola. Raised Koi pond. Patio area. Raised patio area with Summer house.

Agents Note:

Please note that the owner of the property is related to a member of staff at King & Partners.

The current owner is prepared to remove and fill the Koi fish pond subject to negotiation if required.

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.