



**9 Herbert Ward Way -, Terrington St Clement**  
**Guide Price £239,950**

**BELTON DUFFEY**



# 9 HERBERT WARD WAY -, TERRINGTON ST CLEMENT, KING'S LYNN, NORFOLK, PE34 4ER

A well presented 3 bedroom detached house with parking and good sized gardens

## DESCRIPTION

9 Herbert Ward Way comprises a well presented, 3 bedroom detached house with parking and good sized gardens.

The property is installed with UPVC double glazing, timber panelled internal doors with chrome furniture, oil fired central heating, smooth ceilings and LED ceiling lights to most rooms.

The property has been fully re-decorated having new floorings throughout and briefly comprises entrance hall, sitting room with opening to dining room, kitchen and w.c. to the ground floor. On the first floor are 3 bedrooms and a bathroom.

Outside, the property has parking and good sized garden.

## 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

3.6m x 1.19m max (11' 10" x 3' 11") Oak effect flooring, radiator, window to side, wood grain effect leaded double glazed door leading to outside, thermostat, straight flight staircase to first floor landing, mains smoke alarm, LED ceiling lights.

## CLOAKROOM

1.48m x 0.9m (4' 10" x 2' 11") ) Low level WC, wash hand basin with splashback, radiator, frosted window to side, oak effect flooring

## SITTING ROOM

4.03m x 3.78m (13' 3" x 12' 5") Radiator, telephone point, TV point, window to front, under stairs storage, LED ceiling lights, mains smoke alarm, opening into

## DINING ROOM

3.5m into door recess x 2.39m (11' 6" into door recess x 7' 10") Radiator, French doors leading to the rear garden, arch into

## KITCHEN

3.32m x 2.33m (10' 11" x 7' 8") L-shaped polished granite effect worktop with stainless steel sink unit and chrome mixer tap, grey coloured cupboards under, space and plumbing for automatic washing machine and dishwasher, further matching worktop with 4 ring stainless steel hob, Zanussi oven under, cupboards and drawers under, twin aspect windows, UPVC double glazed door to outside, HRM Wallstar oil fired central heating boiler, mains smoke and CO alarm, space for fridge freezer.

## FIRST FLOOR LANDING

2.45m x 1.92m into stair recess (8' 0" x 6' 4" into stair recess) Window to side, mains smoke alarm, loft access, LED ceiling lights. Airing cupboard with insulated cylinder and immersion.



## **BEDROOM 1**

4.05m x 2.75m (13' 3" x 9' 0") Radiator, window to front, TV point.

## **BEDROOM 2**

3.39m x 2.72m (11' 1" x 8' 11") TV point, radiator, window overlooking rear garden.

## **BEDROOM 3**

2.94m into bulkhead recess, narrowing to 2.02m x 1.98m (9' 8" into bulkhead recess, narrowing to 6' 8" x 6' 6") Radiator, built-in storage cupboard.

## **BATHROOM**

1.77m x 1.99m (5' 10" x 6' 6") P-shaped bath with mains shower over, low level WC, pedestal wash hand basin, heated chrome towel rail, extractor, LED ceiling lights, extensively tiled walls and frosted window to rear.

## **OUTSIDE**

The property occupies a generous plot which has a lawned front garden and pathway leading to the front entrance door. There is a gated access leading to the rear garden which is extensively laid to lawn with paved and shingled parking areas, further side garden being laid to lawn, double gates leading to a parking areas. The rear garden is enclosed by fenced boundaries, outside light, tap and oil tank.

## **AGENTS NOTE**

Please note the photographs were taken when the property was previously on the market in early 2022.

## **DIRECTIONS**

From King's Lynn proceed out of town on the A17 towards Sutton Bridge and Long Sutton, bypassing West Lynn and Clenchwarton. Continue along, turning right opposite the signpost for ADAS at Terrington, into Station Road. Continue along to the bottom of Station Road, turn right into Lynn Road, immediately left into Churchgate Way, proceed along passing the church and the school, bearing right into Northgate Way. Proceed along turning right into Alma Chase and first left into Herbert Ward Way.

## **OTHER INFORMATION**

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX - Council Tax Band -

Oil fired central heating.

EPC -65, D

## **TENURE**

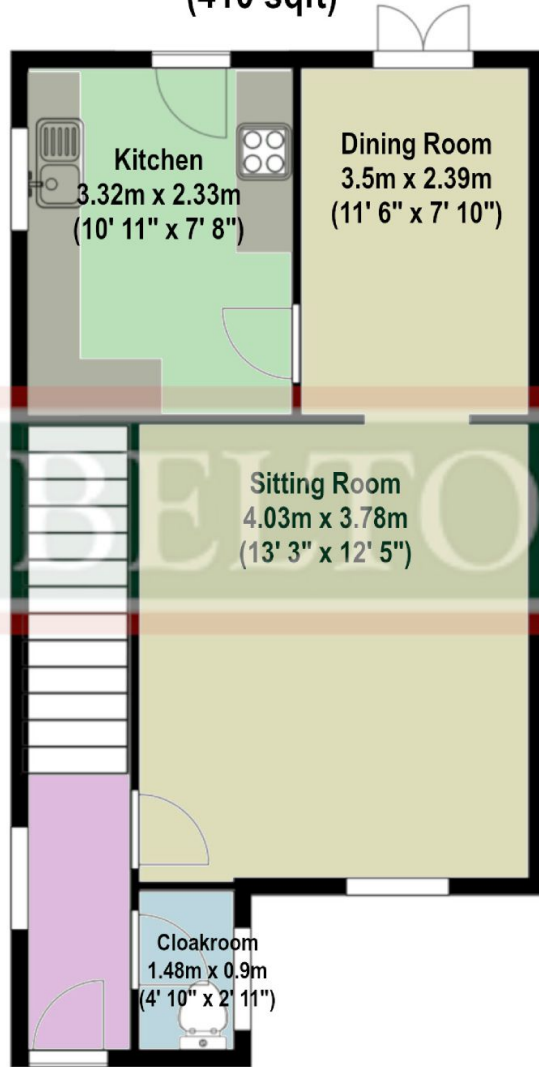
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.

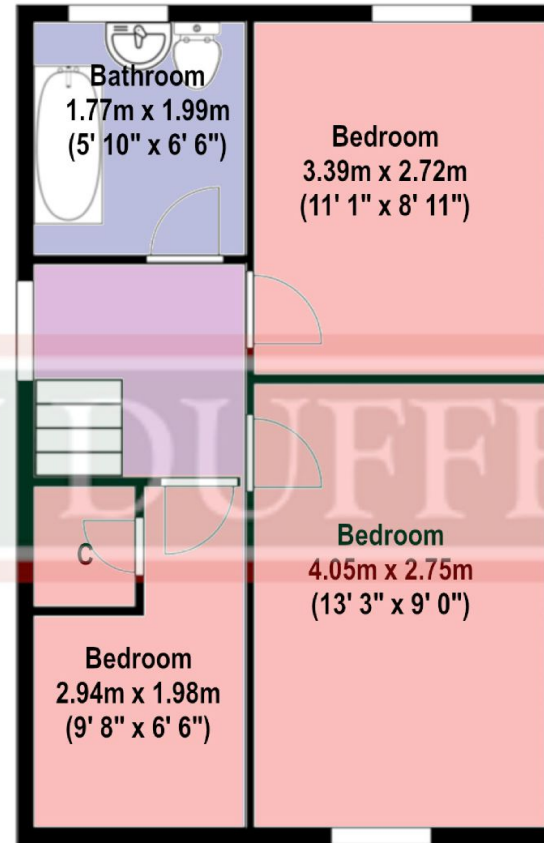
# Ground Floor

Approx 38 sqm  
(410 sqft)



# First Floor

Approx 35 sqm  
(376 sqft)







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