



NEWSON & BUCK  
ESTATE AGENTS

4 Laurel Cottages  
Ongar Hill Road  
Terrington St Clement  
King's Lynn  
Norfolk  
PE34 4JB

£239,950

Newson & Buck are pleased to present to you this excellent opportunity to put your own stamp on this three bedroom semi detached home, situated on a generous plot measuring just over 0.25 of an acre (stms) with stunning field views just two miles from the centre of Terrington St Clement. The property features a lounge diner, kitchen, conservatory, bathroom and three bedrooms. The property further benefits from off road parking and oil fired central heating. For more information on this property please get in touch with the sale team today.

- Three Bedrooms
- Field Views
- Kitchen
- Lounge
- Bathroom
- Gardens
- Plot Measuring 0.25 Of An Acre (stms)



## **Lounge**

16' 03" x 12' 0" (4.95m x 3.66m) Laminate flooring, two radiators, feature fireplace and one window.

## **Kitchen**

15' 0" x 9' 0" (4.57m x 2.74m) Tiled flooring, fitted kitchen units, stainless steel sink, one radiator, one window, space for fridge freezer.

## **Bathroom**

Vinyl flooring, pedestal sink, one window, one radiator and shower cubical.

## **W/C**

Vinyl flooring, low flush W/C, one window.

## **Conservatory**

7' 10" x 10' 0" (2.39m x 3.05m) Fitted units, sink, double glazed windows.

## **Bedroom One**

14' 11" x 9' 06" (4.55m x 2.90m) One radiator, fitted carpets, one window, cupboard.

## **Bedroom Two**

12' 04" x 10' 03" (3.76m x 3.12m) One radiator, one window.

## **Bedroom Three**

7' 06" x 9' 10" (2.29m x 3.00m) One radiator, one window, cupboard.

## **Garden**

Spacious garden area with brick outbuilding and space for off road parking for numerous cars.

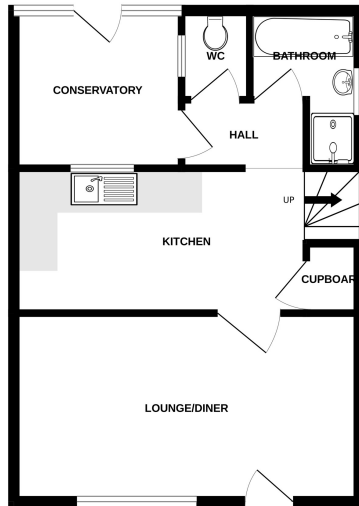
**EPC - E**

**Council Tax Band B**

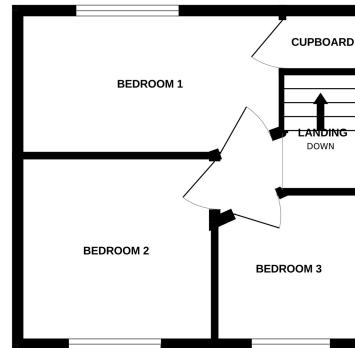




GROUND FLOOR



1ST FLOOR



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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