



**10 The Burnhams, Terrington St Clement**  
**Guide Price £225,000**

**BELTON DUFFEY**



# 10 THE BURNHAMS, TERRINGTON ST CLEMENT, NORFOLK, PE34 4LY

An extended 4 bedroom (2 bathroom) semi-detached family house with gardens and parking, situated in a popular cul-de-sac location with paddock views. NO CHAIN.

## DESCRIPTION

10 The Burnhams comprises an extended 4 bedroom (2 bathroom) semi-detached family house situated in a popular cul-de-sac location with paddock views. NO CHAIN.

The property is installed with oil fired radiator central heating, double glazing and briefly comprises entrance lobby, sitting room, good size kitchen/dining room, utility room, bedroom 4/family room, wet room and conservatory to the ground floor. On the first floor are 3 bedrooms and a bathroom.

Outside the property has ample car parking and gardens front and rear.

The Agents recommend an early inspection of this property which would be suitable for family occupation or for an elderly relative using the ground floor bedroom and wet room etc.

## 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 LOBBY

1.22m x 1.14m (4' x 3' 9") UPVC double glazed door to outside. Electric trip switches.

## SITTING ROOM

3.96m x 3.66m (13' x 12' ) Radiator, straight flight staircase to first floor landing, door leading into bedroom 4/family room and opening into

## KITCHEN/DINING ROOM

7.09m x 2.59m (23' 3" x 8' 6") Bow window to front, granite effect worktop with 1½ bowl stainless steel sink unit and chrome mixer tap, white coloured cupboards under, further matching worktops with matching cupboards and drawers under, cooker point, matching wall cupboards, tiled wall areas, radiator, thermostat, door leading to

## UTILITY ROOM

1.37m x 1.65m (4' 6" x 5' 5") Full length granite effect worktop, plumbing for automatic washing machine and space for condenser dryer under, Grandee oil fired central heating boiler, tiled wall areas, wall cupboards, double glazed door overlooking the rear garden and paddocks.

## BEDROOM 4/FAMILY ROOM

3.96m x 2.84m narrowing to 2.74m (13' x 9' 4" narrowing 9') French doors leading to the rear patio, door to

## L-SHAPED WET ROOM

1.83m x 2.08m (6' x 6' 10") Fully tiled floor and walls, low level WC, Triton mains shower, wash hand basin, heated chrome towel rail.



## **CONSERVATORY**

2.51m x 2.44m (8' 3" x 8' 0") UPVC double glazed windows and roof with blinds, door to rear garden, window overlooking the rear garden and paddock.

## **FIRST FLOOR LANDING**

Loft access.

## **BEDROOM 1**

6.40m x 2.72m (21' x 8' 11") Twin aspect windows, 2 radiators, window overlooking the rear garden and paddock.

## **BEDROOM 2**

3.73m x 3.05m (12' 3" x 10' ) Pine flooring, airing cupboard with insulated cylinder and immersion, double wardrobe with hanging rail, matching storage cupboards and mirror.

## **BEDROOM 3**

2.57m x 2.13m (8' 5" x 7' ) Radiator, window overlooking the rear garden and paddock.

## **BATHROOM**

2.08m x 1.68m (6' 10" x 5' 6") Three piece white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled wall areas, radiator.

## **OUTSIDE**

The property is approached via a tarmac driveway giving ample car parking for 2 cars with a paved pathway and ramp leading to the front entrance door.

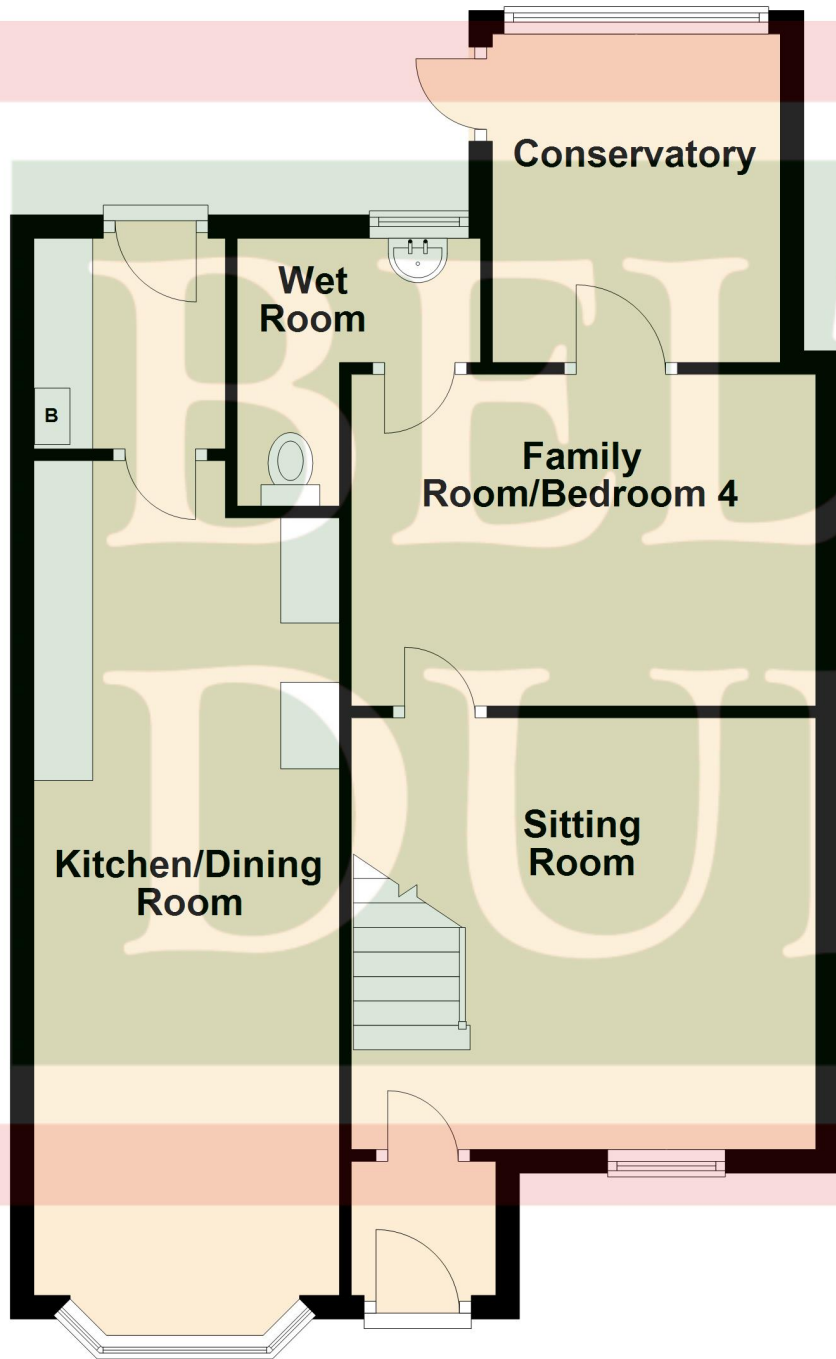
The front garden is laid to lawn.

The rear garden is laid to lawn and has a patio and is enclosed by fenced boundaries.

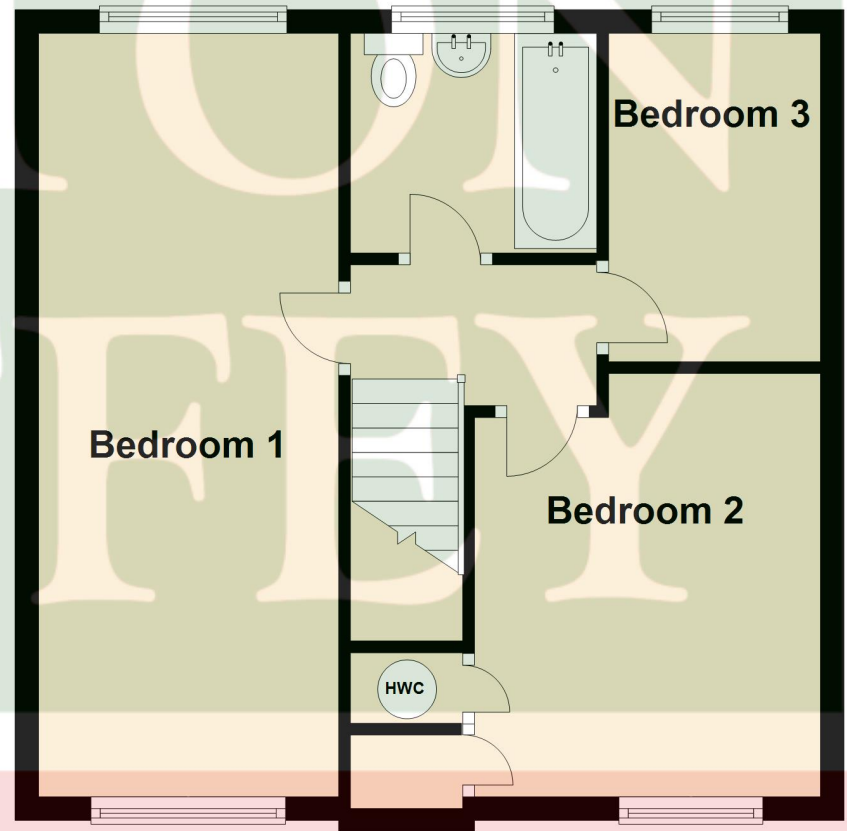
## **DIRECTIONS**

From King's Lynn proceed on the A47 Toward Long Sutton and after approximately 3 miles take the right hand turning signposted for Clenchwarton. Continue to the end of Station Road in Clenchwarton, turning left towards Terrington St Clement and proceed for approximately 1½ miles and you will see a farm shop on the left hand side, just past this turn right into Marsh Road, continue along and the Burnhams will be the second right hand turning. Continue into The Burnhams, bearing right and the property will be seen on the left hand side.

# Ground Floor



# First Floor



## **OTHER INFORMATION**

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX.

Council Tax band - B.

Oil fired central heating.

EPC Rating - D.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.



**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any

E: [info@beltonduffey.com](mailto:info@beltonduffey.com)  
T: 01553 770055  
Norfolk, PE30 1NN.  
King's Lynn,  
12-16 Blackfriars Street,

E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)  
T: 01328 855899  
Norfolk, NR21 9AS.  
Fakenham,  
3 Market Place,

E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)  
T: 01328 710666  
Norfolk, NR23 1AF.  
Wells-next-the-Sea,  
26 Staithe Street,



[www.beltonduffey.com](http://www.beltonduffey.com)

