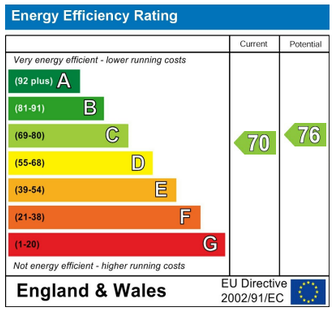
DIRECTIONS

SAT NAV: PE34 4JG



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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6 Mill Close Terrington St. Clement King's Lynn PE34 4JG

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ENTRANCE HALL
Bright and open space with fitted carpet, stairs leading to first floor with cupboard underneath, heating thermostat, double radiator. Doors leading to all rooms.

KITCHEN 14'0 x 11'7 (4.27m x 3.53m)
Range of base, wall and drawer units with worktop over, one and half bowl sink with mixer tap over, integrated dishwasher, integrated hob and oven with extractor hood over. Vinyl flooring, double radiator and two windows to the side aspect.

UTILITY 8'11 x 7'3 (2.72m x 2.21m)
Base units with worktop over, one and half bowl sink with mixer tap over, space for washing machine and tumble drier. Space for fridge freezer. UPVC door leading to rear garden.

CLOAKROOM 6'2 x 2'10 (1.88m x 0.86m)
Comprising of a hand wash basin with a W.C. Vinyl flooring, double radiator and an extractor fan.

STUDY 9'11 x 6'4 (3.02m x 1.93m)
Fitted carpet, double radiator and window to the rear aspect.

LOUNGE 21'0 x 12'4 (6.40m x 3.76m)
Fitted carpet, two double radiators, a window to both the front and side aspect. Electric fire set into hearth and surround. Opening into the dining room.

DINING ROOM 11'7 x 11'3 (3.53m x 3.43m)
Fitted carpet, open layout into the lounge, window to side aspect and a double radiator.

LANDING 18'5 x 8'11 (5.61m x 2.72m)
Fitted carpet, airing cupboard, double radiator, window to side aspect and loft access.

BEDROOM ONE 12'4 x 11'8 (3.76m x 3.56m)
Fitted carpet, double radiator, window to the front aspect. Door into ensuite.

ENSUITE 11'7 x 4'8 (3.53m x 1.42m)
Three piece suite comprising of a pedestal hand wash basin, W.C, and a shower enclosure with a thermostatic mixer bar. Vinyl flooring, heated towel rail and extractor fan. Window to side aspect.

BEDROOM TWO 14'1 x 11'7 (4.29m x 3.53m)
Fitted carpet, double radiator and a window to the rear aspect.

BEDROOM THREE 10'7 max x 9'0 (3.23m max x 2.74m)
Fitted carpet, double radiator and a window to the side aspect.

BEDROOM FOUR 8'11 x 8'10 (2.72m x 2.69m)
Fitted carpet, window to side aspect and a double radiator.

BATHROOM 10'10 x 6'2 (3.30m x 1.88m)
Four piece suite comprising of a pedestal hand wash basin, W.C, bath and a enclosed shower unit with a thermostatic mixer bar. Vinyl flooring, window to the side aspect, and a heated towel rail

GARAGE 19'11 x 18'7 (6.07m x 5.66m)
Up and over door, light and power with storage above.

FRONT OF PROEPRTY
Front driveway is mainly laid to gravel for parking for multiple cars. Wooden fence surrounding, a lawn area with gated side access.

REAR OF PROPERTY
Mainly laid to lawn with a timber shed and a patio area.

IMPORTANT INFORMATION
MEASUREMENTS: All measurements quoted are approximate.

Nestled in the charming village of Terrington St. Clement, this delightful detached house on Mill Close offers a perfect blend of modern living and comfort. Built in 2004, the property boasts a well-thought-out layout that is ideal for families or those seeking ample space. Upon entering, you are greeted by two inviting reception rooms. The lounge, complete with a cosy fireplace, seamlessly opens into the dining room, creating a warm and welcoming atmosphere for entertaining guests or enjoying family meals. The ground floor also features a well-appointed study, perfect for those who work from home or require a quiet space for reading and reflection. The spacious kitchen is a true highlight, equipped with a separate utility area that enhances functionality and convenience. This well-presented home comprises four bedrooms, ensuring plenty of room for everyone. The master bedroom features an en suite bathroom that adds a touch of luxury to your daily routine. Additional benefits include a double garage with integral access, providing secure parking and extra storage space. The property is surrounded by a pleasant garden, offering a peaceful retreat for outdoor relaxation. This residence is not only a beautiful home but also a wonderful opportunity to enjoy the tranquil lifestyle that Terrington St. Clement has to offer. With its modern amenities and thoughtful design, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.



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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