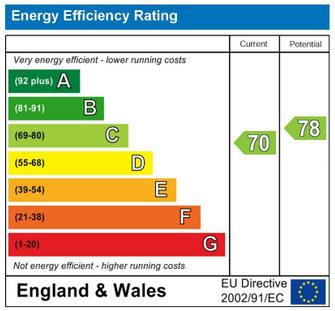
DIRECTIONS

From Kings Lynn town centre proceed out onto the Hardwick Estate. At the roundabout take the exit onto the A47 (Sign posted Norwich). Turn right onto New Road and then left onto Cedar Grove where the property will be easily by our for sale board on the right hand side.



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

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24 Cedar Grove North Runcton King's Lynn PE33 0QZ

BEAUTIFUL AND BRIGHT FOUR BEDROOM DETACHED HOME WITH GARAGE, DRIVEWAY AND FIELD VIEWS. LOCATED ON A VERY GENEROUS SIZE PLOT.

King's Lynn **£615,000 Freehold**

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NORTH RUNCTON
North Runcton is an attractive Norfolk village offering a peaceful rural setting approximately four miles south of the historic market town of King's Lynn. The village features a traditional green, All Saints' Church, a cricket ground and tennis courts, with scenic countryside walks close at hand. King's Lynn provides an extensive range of shops, schools, restaurants, leisure facilities and healthcare services, together with direct rail connections to Cambridge and London King's Cross. The property is also conveniently placed for access to the A10 and A47, making North Runcton well suited to buyers seeking village life with excellent connections to the wider region

HALLWAY
Herringbone wooden flooring, UPVC Door into kitchen/dining area, Solid oak doors throughout.

CLOAKROOM
W.C with corner hand basin with mixer tap over.

LOUNGE 19'4 x 18'10 (5.89m x 5.74m)
Fitted carpet, beautiful Log burner with tiled hearth, two large picturesque windows to side aspect with large window and double patio doors to the front aspect leading into the front garden and fitted storage shelves.

FAMILY ROOM 13'0 x 11'0 (3.96m x 3.35m)
Fitted carpet, Window to side and front aspect with internal Door leading through to Kitchen/Dining area.

RECEPTION ROOM / BEDROOM 11'0 x 7'10 (3.35m x 2.39m)
Fitted carpet and Window to side aspect.

STUDY 11'6 x 11'0 (3.51m x 3.35m)
Fitted carpet, down lights and large window to side aspect flooding the room with light.

OPEN PLAN KITCHEN DINER 30'2 x 21'6 (9.19m x 6.55m)
Tiled flooring, Range of wall, base and drawer units with edge granite worktops over, Belfast sink with mixer tap set below window, Rangemaster oven with electric hob, integrated extractor hood over, Island/breakfast bar comprising of base units and round granite worktop over, Window to side aspect, down lighters throughout, Space for family sofa and a dining table, built in storage, Bi-fold doors to the side aspect leading into the rear garden, stairs leading to first floor and entrance to all rooms downstairs.

UTILITY ROOM 11'0 x 8'10 (3.35m x 2.69m)
Belfast sink with taps over, plumbing for washing machine, fitted wall cupboards, walk in storage cupboard. Windows to rear aspect as well as door leading to rear garden.

LANDING
Fitted carpet, Window to front aspect making the area light and airy with entrance to all rooms on first floor with solid oak doors.

BATHROOM 15'1 x 11'6 (4.60m x 3.51m)
Boutique hotel like four piece suite comprising of a large shower enclosure with rain fall shower and hand held attachment, Oversized free standing bath, two large hand basins with chrome mixer taps and built in floating W.C, Tiled flooring with Window to side aspect.

MASTER BEDROOM 14'3 x 14'1 (4.34m x 4.29m)
Beautifully bright and airy, fitted carpet, Window to front aspect and with solid oak doors leading to dressing room and storage cupboard.

POTENTIAL EN-SUITE 14'1 x 4'6 (4.29m x 1.37m)
Fitted carpet, window to side aspect.

BEDROOM TWO 15'1 x 10'2 (4.60m x 3.10m)
Fitted carpet, Window to side aspect, radiator and built in cupboards all with solid oak doors.

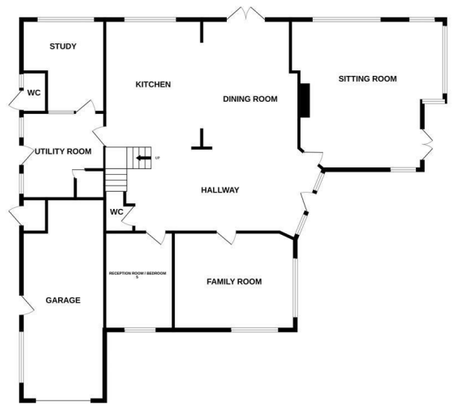
BEDROOM THREE 11'7 x 11'0 (3.53m x 3.35m)
Fitted carpet, Window to front and side aspect and radiator.

BEDROOM FOUR 11'0 x 9'6 (3.35m x 2.90m)
Fitted carpet, Window to rear and side aspect and radiator.

Nestled in the charming Cedar Grove of North Runcton, King's Lynn, this immaculate detached house offers a perfect blend of comfort and modern living. Built in 1966, the property has been thoughtfully maintained and presents an inviting atmosphere for families and professionals alike. Show casing a generous main reception room, where large windows frame picturesque field views, flooding the space with natural light. The warmth of a log burner adds a cosy touch, making it an ideal spot for relaxation. The ground floor also boasts a well-designed family room, perfect for gatherings, and a study that provides a quiet retreat for work or study.
The spacious modern kitchen diner is a highlight of the home, offering ample space for culinary adventures and family meals. With four well-proportioned bedrooms upstairs, there is plenty of room for everyone. The master bedroom presents an exciting opportunity to create an ensuite, enhancing the comfort and convenience of this lovely home.

Additionally, the property features a potential fifth bedroom on the ground floor, providing flexibility for guests or a growing family. Parking is a breeze with space for multiple vehicles, ensuring ease of access.
This delightful home in Cedar Grove is not just a property; it is a sanctuary that promises a lifestyle of tranquility and convenience. With its thoughtful layout and modern amenities, it is a must-see for anyone seeking a welcoming family home in a picturesque setting.

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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