

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 follow this on to the first left for Hall Road, the property will be easily by our for sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: 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.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



3 Hall Drive North Runcton King's Lynn, Norfolk PE33 0QW

UNDER RENOVATION TO A HIGH STANDARD, LUXURY FOUR BEDROOM DETACHED BUNGALOW WITH GARAGE. *All images are artist impressions and for guidance only*

North Runcton

£599,950 Freehold

Welcome to this stunning completely refurbished and extended detached bungalow located on Hall Drive in the charming village of North Runcton, King's Lynn. This property boasts four spacious bedrooms and two modern bathrooms, perfect for a growing family or those who are perhaps retired and love to entertain guests. Under going renovation to an impeccable standard, this bungalow offers a turn key solution for anyone looking for a hassle-free move. The generous room sizes provide ample space for comfortable living, while a landscaped garden with a tranquil pond will create a peaceful oasis right at your doorstep. Situated in a highly desirable location, this property offers not just a home, but a lifestyle. Whether you're enjoying a quiet evening in the garden or hosting a gathering with friends and family, this bungalow provides the perfect backdrop for creating lasting memories. Early application for this property enables the potential to have influence over choice of kitchen fittings and appliances, flooring, doors, ironmongery and the landscaping of the garden. Don't miss out on the opportunity to make this beautifully renovated bungalow your new home. Contact us today to arrange a viewing and experience the charm and elegance of Hall Drive for yourself.
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PORCH

Oak post and frame porch. Windows to either side of the front door giving a warm inviting feel.

ENTRANCE HALL

White oak flooring with LED recessed downlights. Cupboard storage.

KITCHEN/ DINER

The final fitted kitchen will be to include integrated dishwasher, fridge freezer, oven, hob, extractor hood and a fitted island. Making cooking a pleasure. LED recessed downlights. Bi-fold doors leading into the garden and a window to rear aspect. Roof light central to the room. Flooding the kitchen with natural light. Under floor heating. White oak flooring. Early application for the property would give the potential to have influence on the choice of units and appliances fitted.

27'9" x 12'2" (8.46m x 3.73m)

UTILITY

To include plumbing for washing machine and space for a tumble drier. LED recessed downlights, window and door to side aspect.

8'2" x 6'2" (2.49 x 1.9)

LOUNGE

Newly fitted luxury carpet, double doorway entrance, column radiator, working fireplace, window to side aspect.

19'1" x 14'1" (5.83 x 4.30)

BATHROOM

Comprising of four piece luxury bathroom suite, including hand wash basin, W.C., bath and walk in shower. Obscured window to side aspect. Fully tiled. Led recessed downlights.

11'3" x 7'4" (3.43 x 2.24)

CLOAKROOM

Comprising of a hand wash basin and W.C. Tiled. Obscured window to front aspect. LED recessed downlights.

6'9" x 3'8" (2.08 x 1.12)

MASTER BEDROOM

Newly fitted carpet, with underfloor heating. Double doors leading to the rear garden. Central roof light. Entrance to the master bedroom is through the dressing room which also leads to the ensuite.

11'8" x 12'2" (3.58m x 3.73m)

DRESSING ROOM

8'9" x 4'8" (2.68 x 1.44)

ENSUITE

Comprising of a luxury three piece suite, hand wash basin, W.C. and a walk in shower. Recessed LED downlights. Window to side aspect.

8'7" x 5'10" (2.63 x 1.78)

BEDROOM TWO

New luxury fitted carpet, window to front aspect. Column radiator.

13'6" x 10'10" (4.14 x 3.32)

BEDROOM THREE

Newly fitted carpet, window to side aspect. Modern column radiator,

16'1" x 10'9" (4.92 x 3.3)

BEDROOM FOUR

Newly fitted carpet, window to front aspect. Column radiator.

15'1" x 10'1" (4.60 x 3.09)

GARAGE

Detached garage

