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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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.



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

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

North Runcton

£585,000 Freehold

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HALLWAY Tiled flooring, UPVC Door into kitchen/dining area, Solid oak doors throughout	
CLOAKROOMS W.C with corner hand basin with mixer tap over.	
LOUNGE 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.	19'4 x 18'10 (5.89m x 5.74m)
FAMILY ROOM Fitted carpet, Window to side and front aspect with internal Door leading through to Kitchen/Dining area.	13'0 x 11'0 (3.96m x 3.35m)
RECEPTION ROOM/BEDROOM Fitted carpet and Window to side aspect.	11'0 x 7'10 (3.35m x 2.39m)
STUDY Fitted carpet, down lights and large window to side aspect flooding the room with light.	11'6 x 11'0 (3.51m x 3.35m)
OPEN PLAN KITCHEN/DINING AREA 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 compromising 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.	30'2 x 21'6 (9.19m x 6.55m)
UTILITY ROOM 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.	11'0 x 8;10 (3.35m x 2.44m;3.05m)
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 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.	15'1 x 11'6 (4.60m x 3.51m)
MASTER BEDROOM Beautifully bright and airy, fitted carpet, Window to front aspect and with solid oak doors leading to dressing room and storage cupboard.	14'3 x 14'1 (4.34m x 4.29m)
POTENTIAL EN-SUITE Fitted carpet, window to side aspect.	14'1 x 4'6 (4.29m x 1.37m)
BEDROOM 2 Fitted carpet, Window to side aspect, radiator and built in cupboards all with solid oak doors,	15'1 x 10'2 (4.60m x 3.10m)
BEDROOM 3 Fitted carpet, Window to front and side aspect and radiator	11'7 x 11'0 (3.53m x 3.35m)
BEDROOM 4 Fitted carpet, Window to rear and side aspect and radiator	11'0 x 9'6 (3.35m x 2.90m)
DRIVEWAY Gated entrance followed by concrete driveway for multiple vehicles, Surrounded with trees and hedges.	
FRONT AND REAR GARDEN Private wrap around garden surrounding the property, Laid to lawn, overlooking beautiful field views with onto paddocks.	
GARAGE Double length internal garage with up and over door, down lights on front wall and access to side.	14'2 x 11'8 (4.32m x 3.56m)



Nestled in the charming village of North Runcton, Norfolk, this beautiful four-bedroom detached house offers a perfect blend of comfort and elegance. With an impressive four reception rooms, and stunning kitchen/diner, this property provides ample space for both relaxation and entertaining, making it an ideal family home. The large plot provides beautiful field views, creating a serene backdrop that enhances the overall appeal of the property. Sunshine floods the home, filling it with warmth and light throughout the day. In addition to its spacious interiors, the property features a garage, generous driveway and parking for multiple vehicles, providing practicality for everyday living. The wonderful village location offers a peaceful atmosphere while still being within easy reach of local amenities and transport links. This remarkable home is perfect for those seeking a tranquil lifestyle in a picturesque setting. Don't miss the opportunity to make this beautiful house your new home.





