



Downham Road, Runcton Holme, KING'S LYNN, PE33 0AD

welcome to

Downham Road, Runcion Holme, KING'S LYNN

A well-presented 3 bed detached bungalow located in the peaceful village of Runcion Holme. Just a short drive from the nearest towns, the property is perfectly situated to enjoy countryside living & offers a spacious lounge/diner & comfortable bedrooms, all with a generous yet low-maintenance plot.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Opening to:

Open Plan Living/Dining Space**Dining Area**

11' 5" x 8' 5" (3.48m x 2.57m)

Double-glazed window to the front. Radiator.

Living Area

15' 7" x 13' 5" (4.75m x 4.09m)

Radiator. Fireplace with gas fire.

Kitchen

11' 2" x 11' 2" (3.40m x 3.40m)

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, an electric double oven & a gas hob with integrated cooker hood over. There is also space & plumbing for a washing machine & a dishwasher. Radiator. Storage cupboard. Double-glazed window to the front. Double-glazed door to the side.

Inner Hallway

Storage cupboard. Loft access. Radiator.

Bedroom One

13' 3" x 9' 9" (4.04m x 2.97m)

Double-glazed window to the rear. Radiator.

Bedroom Two

10' x 8' 6" (3.05m x 2.59m)

Double-glazed window to the rear. Radiator.

Bedroom Three

10' x 8' (3.05m x 2.44m)

Double-glazed window to the rear. Radiator.

Shower Room

Fitted with wash hand basin with vanity unit & corner shower cubicle. Heated towel rail. Fully tiled. Double-glazed window to the side.

Cloakroom

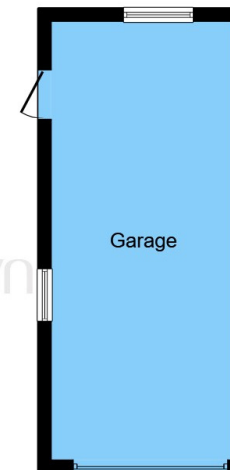
Fitted with WC. Fully tiled. Double-glazed window to the side.

Outside

To the front of the property, a generous brickweave driveway provides off-road parking for 4 cars & leads to the garage. The well-maintained rear garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a brickweave patio area, a vegetable patch, and various plants, shrubs & borders. There is also a greenhouse & garden shed.



Floor Plan



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/DHM112374



welcome to

Downham Road, Runcton Holme, KING'S LYNN

- Three bedroom detached bungalow
- Generous, low-maintenance plot
- Garage + driveway parking
- Village location
- Shower room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£315,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM112374



Property Ref:
DHM112374 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk