



THE STORY OF

26 Chequers Lane

North Runcton, Norfolk

SOWERBYS

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26 Chequers Lane

North Runcton, Norfolk
PE33 0QN



Detached Family House

Underfloor Heating to Ground Floor

Kitchen/Breakfast Room and a
Separate Formal Dining Space

Bright Sitting Room with Bay Window and Log-Burner

Situated on the Edge of the Village
Overlooking the Common

Four Double Bedrooms

En-Suite to Principal Bedroom

Fully Enclosed and Private Garden

Double Garage and Ample Off-Road Parking

Sold with No Upward Chain



SOWERBYS KING'S LYNN OFFICE

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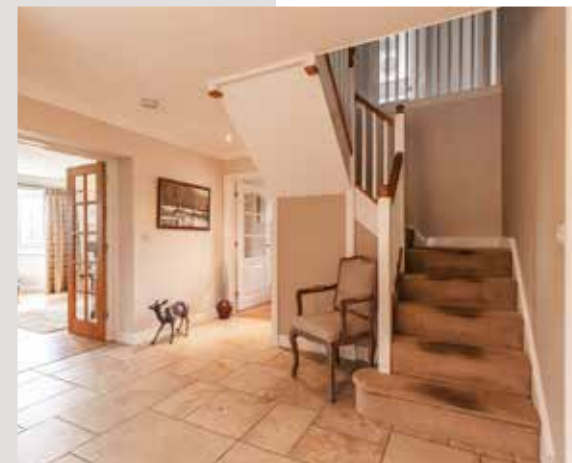
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“We’ve loved the views and
the wildlife close to the house.”

Living across the road for many years, the current owners seized the opportunity of purchasing this plot to create their dream home. Now, with plans to relocate closer to family, this property awaits new owners to take the reins and make this a forever home.

Perfectly nestled on the edge of the village, the position of this home offers breath-taking views of the common. Once you enter the drive of 26 Chequers Lane, an immediate sense of peace welcomes you.



Our vendors' vision with the initial design was to showcase the views, whilst also creating a bright and spacious interior.

The kitchen/breakfast room has served as a vibrant hub, a gathering place for visitors and a zone for entertaining guests in style.

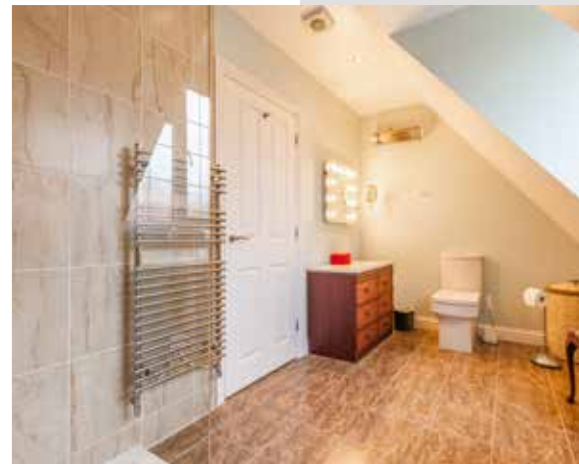
The sitting room also demonstrates a fantastic focal point. Enhanced by a bay window which loans an air of sophistication, french doors seamlessly connect the indoors with the outdoor space, while a log burner adds warmth and cosiness in the cooler months.

Completing the ground floor is the formal dining room, easily accessed from the kitchen via french doors, along with a utility room, and additional WC.

Ascending to the upper level, a generously sized landing leads to four bedrooms and the family bathroom. All bedrooms are spacious doubles, with the principal bedroom boasting built-in wardrobes and its own en-suite. Furthermore, two of the bedrooms have been adjoined by a storage room, primed with plumbing to potentially be converted into a shared bathroom.

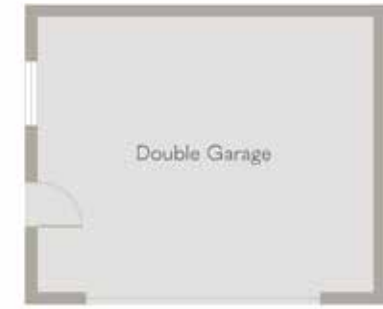
The charm does not end indoors - the outdoor space provides a large driveway leading to the double garage with ample parking, while the fully enclosed garden caters to individuals of all ages. Various sitting areas capitalise on both sun exposure and the panoramic views, providing entertainment for visiting guests and opportunities to enjoy the local wildlife. Additionally, a sizable lawn accommodates energetic youngsters, complemented by a vegetable plot for those inclined to cultivate their own produce.

A cherished home, characterised by its spaciousness, sense of light, and exceptional positioning - this chain free property eagerly awaits its new owners.





First Floor
Approximate Floor Area
1029 sq. ft
(95.59 sq. m)



Garage

Ground Floor
Approximate Floor Area
1063 sq. ft
(98.71 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

North Runcton

IN NORFOLK
IS THE PLACE TO CALL HOME



A beautiful village about two miles from King's Lynn is North Runcton.

Stroll through the village and find the green and the All Saints' Parish Church at its centre. This church is built by Henry Bell, the same architect's work is a staple of King's Lynn - its Custom House.

Much of West Norfolk has lots of history, and North Runcton is no different. Aerial photography and archaeology within the area has led people to believe that the village once had both Roman and Saxon period settlements.

Today, however, you can pass your time with the local cricket club - whether you wish to watch or try out. The village also has a pre-school, community book swap and a takeaway.

Perched on the banks of the River Ouse, nearby King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn and surrounding villages continue to attract a growing number of professionals seeking an easy commuter route.



Note from the Vendor



“Sandringham has been a lovely place to go walking.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, and drainage.
Oil-fired central heating with underfloor heating to the ground floor.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 3700-0250-0122-0320-3443

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: //envy.months.engine

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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