



THE STORY OF

# 12 Cedar Grove

*North Runcton, Norfolk*

**SOWERBYS**



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# 12 Cedar Grove

North Runcton, Norfolk  
PE33 0QY

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No Onward Chain

Extensively Refurbished and  
Beautifully Extended

Peaceful Spur Cul-de-Sac in  
Desirable Cedar Grove

Four Bedrooms Including  
Luxurious Principal Suite

Two En-Suite Shower Rooms  
plus Family Bathroom

Spectacular Sitting Room with Bi-  
Fold Doors to Garden

Modern Kitchen/Breakfast Room  
with Integrated Appliances

Separate Utility with Practical Side Lobby Access

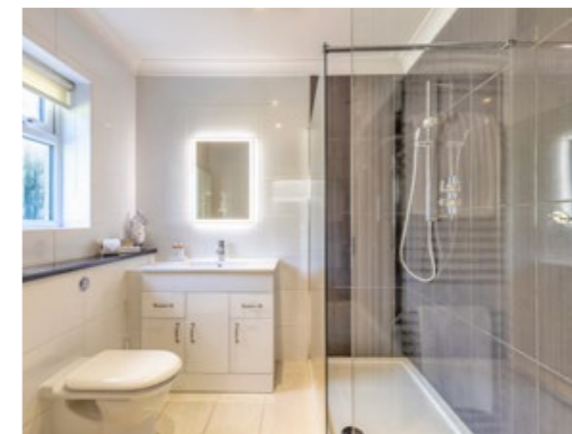
Generous Landscaped Garden with Patio

Detached Garage with Electric  
Doors and Gated Driveway

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Tucked away on one of North Runcton's most desirable addresses, this beautifully refurbished and extended home offers modern and peaceful family living, just moments from historic King's Lynn.

Arrival sets the tone, with a gated brick-weave driveway and mature green frontage hinting at the quality inside. The entrance hall brings a sense of calm, with oak doors, a cloakroom and generous storage – practical touches for busy family life.

At the heart of the home lies the kitchen and breakfast room, supported by a utility and side lobby with outdoor access – ideal for muddy boots or morning dog walks. With ample cabinetry, integrated appliances and space for both everyday living and entertaining, this kitchen blends style with function.

A semi-open dining room flows into the showpiece sitting room, where a feature fireplace and a wall of bi-fold doors connect indoors with the sun-soaked patio and garden. It's a space that adapts as easily to lively gatherings as to relaxed summer evenings.

Bedrooms are thoughtfully placed on the opposite side for peace and privacy. Four in total – three doubles and a spacious single – include two with en-suites. The principal suite is a retreat, with walk-through wardrobe, private en-suite and serene garden views. A stylish family bathroom serves the rest.

The garden wraps around the home with mature trees and established planting, creating privacy and seclusion. A recessed patio offers a sheltered alfresco corner, and there's a detached garage with electric doors.

Finished to an exceptional standard, this is a home that marries timeless style with modern comfort – equally suited to family life, elegant entertaining or peaceful retreat.



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.

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# North Runcton

TRANQUIL VILLAGE CHARM  
NEAR URBAN CONVENIENCE

North Runcton is a quaint village located just a few miles south of King's Lynn in Norfolk. Known for its peaceful atmosphere and scenic countryside, it offers a charming escape from the hustle and bustle of the town.

The village has a strong sense of community, with local events and gatherings that foster neighbourly connection, as well as a thriving cricket club and tennis club with a vibrant social scene. Residents enjoy the lifestyle here, complemented by friendly interactions and a relaxed pace.

Surrounded by beautiful landscapes, North Runcton is ideal for outdoor enthusiasts. There are numerous walking and cycling paths that take you through picturesque fields and woodlands, making it perfect for nature lovers.

The village offers good transport links, with easy access to the A47 for commuting. King's Lynn Railway Station, just a short drive away, provides direct connections to larger cities, including Cambridge and London.

As a larger town, King's Lynn boasts a wide range of amenities, including shops, restaurants, and recreational facilities. The bustling marketplaces, local boutiques, and diverse dining options cater to various tastes.

Living in North Runcton provides a tranquil village experience, while the nearby King's Lynn adds urban convenience and rich cultural offerings. This blend of rural charm and accessibility makes the area an appealing choice for many seeking a balanced lifestyle.



## Note from Sowerbys



“...a home ready to adapt and evolve with its owners – equally suited to lively family life, elegant entertaining, or peaceful retreat.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating with part underfloor heating and part radiators.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref:- 2488-6511-1911-1899-5119

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: ///regretted.sandwich.cave

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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