



Davidson House, Cedar Grove, North Runcton, King's Lynn PE33 0QY

welcome to

Davidson House, Cedar Grove, North Runcton, King's Lynn

Located in the popular village of North Runcton is this beautifully presented 4/5 bedroom detached family home, refurbished in 2019/20 including replacement of all double glazed windows and doors. This property needs to be viewed to fully appreciate what this lovely property has to offer.



Entrance Door To:-

Entrance Hall

Radiator, stairs to first floor, pattern tiled floor, down lights

Cloakroom

Low level WC, wash hand basin, double glazed window

Study

11' 7" x 7' 11" (3.53m x 2.41m)
Double glazed window, radiator, down lights

Lounge

19' 9" x 14' 9" (6.02m x 4.50m)
Double glazed windows, to front and side with large sliding patio doors to rear, feature fireplace, down lights

Kitchen/Diner/Family Room

30' 11" x 13' 1" (9.42m x 3.99m)
Fitted with a modern range of base and wall units with granite work tops, inset sink with mixer tap over, fitted dual microwave oven with additional oven below, electric hob with extractor over, full height integrated larder fridge, full height integrated larder freezer and integrated dishwasher, two upright radiators, full height picture window over-looking garden, triple bi-fold doors to rear, down lights, room for dining table

Utility Room

Double glazed window, worktops, space and plumbing for washing machine and tumble dryer. Space for American sized fridge freezer, in-built shelving, water booster pump giving additional pressure to all showers, down lights

Ground Floor Annex Bedroom

16' x 9' 10" (4.88m x 3.00m)
Two double glazed windows, radiator, down lights, door to:-

Annex Shower Room

Shower cubicle with rainfall shower, low level WC, wash hand basin, heated towel rail, double glazed window, down lights

First Floor Landing

Radiator, airing cupboard housing hot water tank and shelving for towels, loft access to fully insulated loft area, down lights

Cloakroom

Low level WC, wash hand basin, double glazed window

Bedroom One

14' 10" x 13' 3" (4.52m x 4.04m)
Two double glazed windows, radiator, walk-in wardrobe, down lights, door to:-

Walk-In Wardrobe

7' 2" x 6' 2" (2.18m x 1.88m)

En Suite

7' 3" x 6' 2" (2.21m x 1.88m)
Shower cubicle with rainfall shower, low level WC, wash hand basin, heated towel rail , extractor fan, down lights, double glazed window

Bedroom Two

15' 10" x 9' 9" (4.83m x 2.97m)
Double glazed window, radiator, down lights

Bedroom Three

14' 8" x 9' 9" (4.47m x 2.97m)
Two double glazed windows to rear, radiator, down lights

Bedroom Four

8' 1" x 7' 10" (2.46m x 2.39m)
Double glazed window to front aspect, radiator, down lights

Family Bathroom

Bath with shower mixer tap, shower cubicle with rainfall shower, low level WC, wash hand basin, heated towel rail, down lights, double glazed window



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Davidson House, Cedar Grove, North Runcton, King's Lynn

- Popular Area of North Runcton
- Detached Family Home
- Five Bedrooms Including Annex
- En Suite to Master
- Two Reception Rooms

Tenure: Freehold EPC Rating: Awaiting EPC

£650,000



Total floor area 227.3 m² (2,447 sq.ft.) approx

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). Plan produced for Gibbs Gillespie Lettings Limited. Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN115355 - 0005

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