

## DIRECTIONS

SATNAV: PE33 0QW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.*

*The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.*

*Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



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3 Hall Drive North Runcton King's Lynn, Norfolk PE33 0QW

**FABULOUS RENOVATION. LUXURY FOUR BEDROOM DETACHED BUNGALOW WITH GARAGE.  
NO UPWARD CHAIN**

**North Runcton**

**£575,000 Freehold**

01553 692828  
sales@brittons.net





**PORCH**

Oak post and frame porch. Windows to either side of the front door giving a warm inviting feel.

**ENTRANCE HALL**

White oak flooring with LED recessed downlights. Cupboard storage.

**KITCHEN/ DINER**

The final fitted kitchen will be to include integrated dishwasher, fridge freezer, oven, hob, extractor hood and a fitted island. Making cooking a pleasure. LED recessed downlights. Bi-fold doors leading into the garden and a window to rear aspect. Roof light central to the room. Flooding the kitchen with natural light. Under floor heating. White oak flooring. 27'9" x 12'2" (8.46m x 3.73m)

**UTILITY**

To include plumbing for washing machine and space for a tumble drier. LED recessed downlights, window and door to side aspect. 8'2" x 6'2" (2.49 x 1.9)

**LOUNGE**

Newly fitted luxury carpet, double doorway entrance, column radiator, working fireplace, window to side aspect. 19'1" x 14'1" (5.83 x 4.30)

**BATHROOM**

Comprising of four piece luxury bathroom suite, including hand wash basin, W.C., bath and walk in shower. Obscured window to side aspect. Fully tiled. Led recessed downlights. 11'3" x 7'4" (3.43 x 2.24)

**CLOAKROOM**

Comprising of a hand wash basin and W.C. Tiled. Obscured window to front aspect. LED recessed downlights. 6'9" x 3'8" (2.08 x 1.12)

**MASTER BEDROOM**

Newly fitted carpet, double doors leading to the rear garden, central roof light, entrance to the master bedroom is through the dressing room which also leads to the en-suite. 11'8" x 12'2" (3.58m x 3.73m)

**DRESSING ROOM**

8'9" x 4'8" (2.68 x 1.44)

**ENSUITE**

Comprising of a luxury three piece suite, hand wash basin, W.C. and a walk in shower. Recessed LED downlights. Window to side aspect. 8'7" x 5'10" (2.63 x 1.78)

**BEDROOM TWO**

New luxury fitted carpet, window to front aspect. Column radiator. 13'6" x 10'10" (4.14 x 3.32)

**BEDROOM THREE**

Newly fitted carpet, window to side aspect. Modern column radiator, 16'1" x 10'9" (4.92 x 3.3)

**BEDROOM FOUR**

Newly fitted carpet, window to front aspect. Column radiator. 15'1" x 10'1" (4.60 x 3.09)

**GARAGE**

Detached garage

**IMPORTANT INFORMATION**

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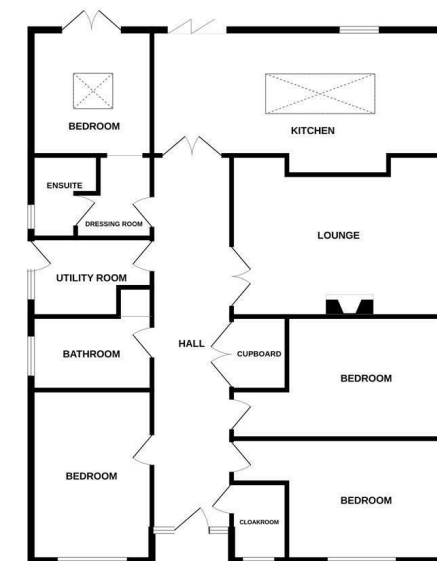
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Welcome to this stunning completely refurbished and extended detached bungalow located on Hall Drive in the charming village of North Runcion, King's Lynn. This property boasts four spacious bedrooms and two modern bathrooms, perfect for a growing family or those who are perhaps retired and love to entertain guests. Renovated to an impeccable standard, this bungalow offers a turn key solution for anyone looking for a hassle-free move. The generous room sizes along with an enclosed rear garden provide ample space for comfortable living. Situated in a highly desirable location, this property offers not just a home, but a lifestyle. Whether you're enjoying a quiet evening in the garden or hosting a gathering with friends and family, this bungalow provides the perfect backdrop for creating lasting memories. Contact us today to arrange a viewing and experience the charm and elegance of Hall Drive for yourself.

NO UPWARD CHAIN

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of these dimensions should not be relied upon as a substitute for a professional survey. The plan is for illustrative purposes only and should be used as such for the sole information of the purchaser. The images, layout and description are intended to provide a general impression only. Made with SketchUp



