



**Cedar Grove, North Runcton, King's Lynn, PE33 0QZ**



**welcome to**

**Cedar Grove, North Runcton, King's Lynn**

Located in the popular village of North Runcton is this spacious four bedroom detached family home sitting on a good size plot with well maintained gardens, garage and ample off road parking. Viewing highly recommended.



## Entrance Door To:-

### Entrance Hall

Parquet flooring, stairs to first floor, radiator

### Lounge

24' x 18' max ( 7.32m x 5.49m max )

Double glazed window, three radiators, double glazed patio doors to rear, open fireplace

### Kitchen

14' x 10' 5" ( 4.27m x 3.17m )

Range of base and wall units, roll edge work top, inset sink with mixer tap over, space for cooker and fridge freezer, two double glazed windows, radiator, ceramic tiled flooring

### Utility Room

8' 2" x 7' 3" ( 2.49m x 2.21m )

Space and plumbing for washing machine, dryer and dishwasher, double glazed window, door to rear, radiator, ceramic tiled flooring

### Cloakroom

Low level WC, wash hand basin, ceramic tiled floor, radiator, double glazed window

### Study

6' 11" x 5' 10" ( 2.11m x 1.78m )

Double glazed window, radiator

### First Floor Landing

Double glazed window, radiator, airing cupboard

### Bedroom One

13' 1" x 11' 11" Max ( 3.99m x 3.63m Max )

Double glazed window, radiator, fitted wardrobe

### Bedroom Two

10' 6" x 9' 10" ( 3.20m x 3.00m )

Double glazed window, radiator

### Bedroom Three

11' 1" x 8' 6" into recess ( 3.38m x 2.59m into recess )

Double glazed window, radiator, built-in cupboard

### Bedroom Four

8' 11" x 7' 7" ( 2.72m x 2.31m )

Double glazed window, radiator

### Bathroom

8' 10" x 7' 1" ( 2.69m x 2.16m )

Shower cubicle, low level WC, wash hand basin, bath, fully tiled floor and walls, double glazed window, heated towel rail

### Outside

To the front is a well maintained lawned garden with a variety of mature shrubs and trees and a gravel drive leading to a detach garage with courtesy door to rear and off road parking for several vehicles. The rear garden is laid to gravel for easy maintenance and has some well established plants and shrubs. There is a brick weave trail which leads to a quiet seating area. There are field views to the rear.



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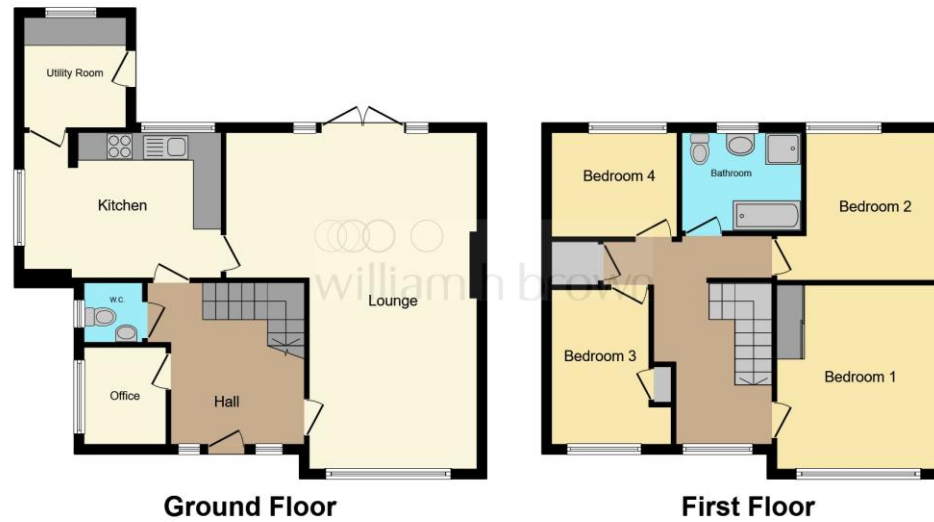


welcome to  
**Cedar Grove, North Runcton,  
King's Lynn**

- Popular Village of North Runcton
- Detached Family Home
- Large Plot
- Four Bedrooms
- Lounge/ Dining Room

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers in excess of  
**£440,000**



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



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Property Ref:  
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