



Chequers Lane, North Runcton

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GUIDE PRICE - £425,000-£450,000

Bedrooms: 4 | **Bathrooms:** 3 | **Receptions:** 4

Over 3,000 sq ft, open countryside behind you and enough space to let family life take whatever shape it needs.

Tucked away along a shared private lane with just three other similar homes, this substantial detached property enjoys a wonderful position in the popular West Norfolk village of North Runcton, with open fields and the Norfolk countryside stretching away behind.

Offering over 3,000 sq ft of space (STMS) and available with no onward chain, this is a home where space is never going to be the problem. Generous reception rooms, four impressive double bedrooms, flexible ground-floor accommodation and a large plot give you the freedom to shape the house around your own family and the way you want to live.

From the moment you step inside, the proportions make an impression.

The generous entrance hall feels bright and welcoming, providing the sort of arrival you'd expect from a home of this size before opening into an incredibly versatile ground floor.

The living room stretches to over 23 feet, giving you space to create a proper family room without furniture ever feeling squeezed in. A fireplace provides a natural focal point for cosy winter evenings, while French doors draw your eye towards the garden and the open fields beyond.

Alongside is a separate dining room, giving you somewhere to make occasions feel like occasions. Christmas lunch with everyone around the table, birthdays, Sunday roasts or evenings entertaining friends, there's room here to bring people together properly.

For more informal everyday life, the kitchen and breakfast room become the natural hub of the house. There's plenty of storage and worktop space for cooking, alongside room to sit down for breakfast before work, a quick midweek dinner or homework while something bubbles away on the hob.

From the breakfast room, the accommodation continues into the conservatory, creating another connection between the house and garden and somewhere to sit with a coffee while looking out across your surroundings.

And there's still plenty more on the ground floor.

A dedicated study gives anyone working from home somewhere they can actually close the door, while the utility room and cloakroom take care of the practical side of family life.

Perhaps most useful of all is the ground-floor double bedroom with its own en-suite.

For a teenager or older child wanting more independence, visiting friends and family or an older relative who would benefit from avoiding the stairs, it gives this home a level of flexibility that could become increasingly valuable over the years.

Head upstairs and even the landing makes an impression. Its generous proportions mean it doesn't simply have to be somewhere you pass through, there's space for a reading chair, bookcase or perhaps another quiet work area.

All three bedrooms on this level are impressive doubles, with fitted wardrobe space adding to their practicality, but the principal suite understandably steals the show.

Dual-aspect windows fill the bedroom with natural light and make the most of those open countryside views, while fitted wardrobes and a generous en-suite create a proper private retreat. It's somewhere to close the door at the end of the day, recharge and wake up with the Norfolk landscape outside your window.

And the sense of space doesn't stop at the back door.

The house sits within a deceptively generous plot wrapping around all four sides of the property. Currently predominantly gravelled, it keeps maintenance refreshingly straightforward while giving the next owners an exciting blank canvas.

You might introduce lawns and colourful planting, create different seating and entertaining areas or simply embrace the easy-maintenance approach that's already here. There's enough space to put your own stamp on the outside just as much as the house itself.

To the front, a generous driveway and detached double garage provide ample parking and storage, completing the practical side of the property.

What makes this home particularly appealing, though, is the combination of scale and setting. You have more than 3,000 sq ft to spread out in, accommodation that can adapt as family life changes and, beyond the garden, open fields providing a countryside backdrop.

Add no onward chain into the equation and this is an opportunity to take a substantial North Runcton home with fantastic proportions and turn it into somewhere that feels completely your own.

The space is already here. The setting is already here. Now it's simply waiting for the next family to make it home.

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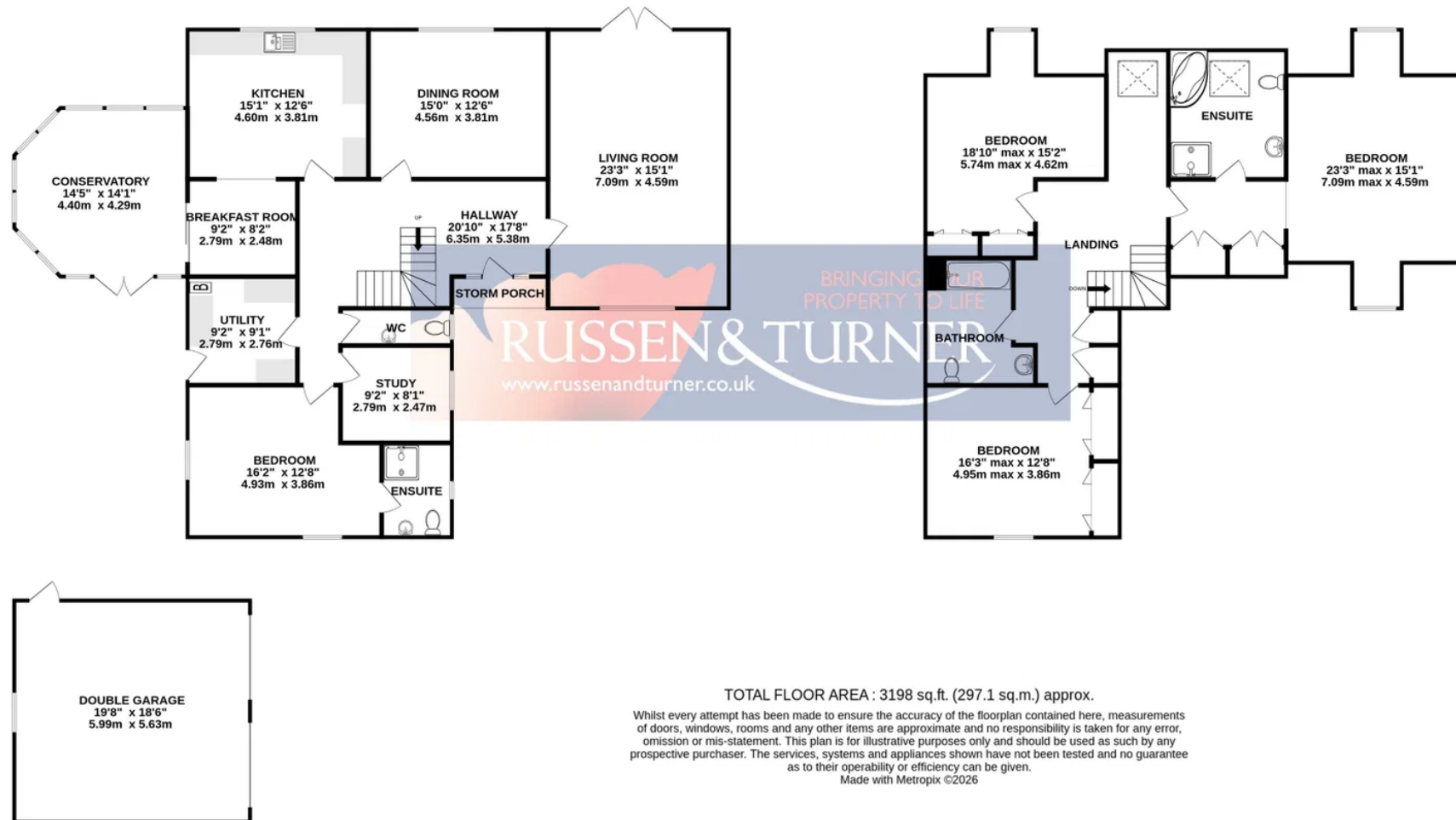
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These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
2021 sq.ft. (187.8 sq.m.) approx.

1ST FLOOR
1177 sq.ft. (109.4 sq.m.) approx.



TOTAL FLOOR AREA : 3198 sq.ft. (297.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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