



Lavender House, The Green, North Runcton, King's Lynn, PE33 0RB

welcome to

Lavender House, The Green, North Runcton, King's Lynn

Located in the popular village of North Runcton and tucked away just off 'The Green' with minimal passing traffic is this well presented and spacious four bedroom detached family home, being offered with NO ONWARD CHAIN. The property benefits from Air Source Heating and a double garage.



Entrance Door To:-

Entrance Hall

Porcelain tiled floor, radiator, fitted storage cupboard, Stairs lead to the first floor with cloaks cupboard under.

Cloakroom

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

Lounge

23' x 10' 8" (7.01m x 3.25m)
Wood flooring, two radiators, two double glazed windows, a focal point is provided by a granite fireplace. Double glazed patio doors to rear.

Family Room/ Study

18' 8" x 10' 2" (5.69m x 3.10m)
Two double glazed windows, radiator.

Open Plan Kitchen

17' 10" x 11' 2" (5.44m x 3.40m)
Range of Bespoke German Hacker kitchen units at base and wall level, roll edge work top, inset stainless steel one and half bowl sink unit with mixer tap over and waste disposal unit, fitted Neff double oven and grill, 5 ring Neff induction hob with extractor over, integrated dishwasher, space for American-style fridge freezer, breakfast bar, porcelain tiled floor, inset spotlights, opening to:-

Dining Room

16' 1" min x 9' 5" max (4.90m min x 2.87m max)
Radiator, double glazed window, double glazed door to rear, three Velux windows with built-in blinds, porcelain tiled floor, door to:-

Rear Lobby

With hanging rails and shelving for coats and shoes, double glazed door to rear, porcelain tiled flooring, which continues through to the utility room.

Utility Room

10' 10" max x 6' 10" (3.30m max x 2.08m)
Range of base and wall units, inset stainless steel sink with mixer tap over, space and plumbing for washing machine and dryer, radiator, double glazed window, integral door to garage.

First Floor Landing

Loft access, storage cupboard with radiator and shelving.

Bedroom One

11' 2" x 12' 8" inc wardrobes (3.40m x 3.86m inc wardrobes)
Fitted full height fitted wardrobes, two double glazed windows, radiator, door to:-

En Suite

8' 1" x 7' 1" (2.46m x 2.16m)
Bath with thermostatic valve shower and screen over, low level wc and hand wash basin. Wood effect vinyl flooring, tiled walls, radiator, double glazed window.

Bedroom Two

10' 1" x 13' 3" min (3.07m x 4.04m min)
Two double glazed windows, radiator, fitted double wardrobes.

Bedroom Three

11' 2" x 9' 8" (3.40m x 2.95m)
Double glazed window, fitted double wardrobe, radiator.

Bedroom Four

10' 11" max x 9' 9" max (3.33m max x 2.97m max)
Double glazed window, radiator.

Family Bathroom

Bath with fitted shower over, low level WC, hand wash basin, radiator, double glazed window, wood effect vinyl flooring.

External

To the front is a lawned area with mature shrubs and plants and a driveway which gives off road parking for several vehicles and leads to a double garage with twin electric roller door, power, light and an electric charging point. The rear garden has a brick weave patio which leads onto a generous well screened lawned garden, a circular paved seating area and a raised decked area to the rear. There is an abundance of well established shrubs, trees and a stunning wisteria, blooming in the spring/ summer, on the side of the house.



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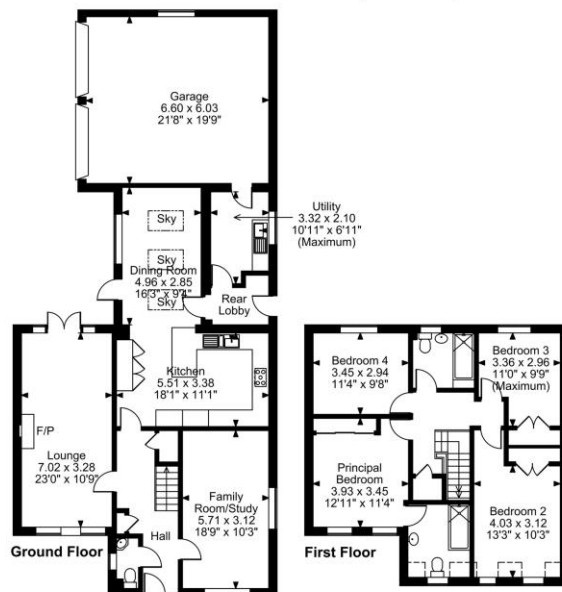
welcome to

Lavender House, The Green, North Runcton, King's Lynn

- Popular Village of North Runcton
- Detached Four Bedroom Family Home
- En Suite to Master
- Two Reception Rooms
- Open Plan Kitchen/ Dining Area

Tenure: Freehold EPC Rating: D

offers over
£550,000



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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119294 - 0004

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