



**Common Road, Runcton Holme, King's Lynn, PE33 0AA**



**welcome to**

**Common Road, Runcton Holme, King's Lynn**

Positioned on no-through road, this expansive detached bungalow combines enviable space & versatility. The property presents an outstanding opportunity to personalise, featuring four flexible reception rooms, large bedrooms & two bathrooms, plus private rear garden & garage.



### Accommodation:

Double-glazed entrance door to:

### Entrance Hall

Door to the side. Double-glazed window to the side. Radiator.

### Lounge/Diner

29' 9" max x 21' 8" max ( 9.07m max x 6.60m max )  
L-shaped room. Double-glazed windows to the side & rear. Fireplace. Four radiators. Double-glazed sliding patio doors to the rear leading to the rear garden.

### Kitchen

11' 5" x 10' 5" ( 3.48m x 3.17m )  
This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl sink & drainer unit, space for a freestanding cooker & a breakfast bar. Radiator. Double-glazed window to the side. Double-glazed door leading to the utility room.

### Utility Room

10' 1" x 5' 5" ( 3.07m x 1.65m )  
Fitted with wall & base units. Space & plumbing for a washing machine & tumble dryer. Boiler cupboard. Double-glazed door to the side.

### Bedroom One

17' 8" x 11' 5" ( 5.38m x 3.48m )  
Double-glazed bay windows to the front & side. Radiator.

### Bedroom Two

16' 3" x 9' 9" ( 4.95m x 2.97m )  
Double-glazed bay window to the front. Radiator.

### Shower Room

Fitted with WC, wash hand basin with vanity unit & shower cubicle. Heated towel rail. Built-in storage. Double-glazed window to the side.

### Store Room

10' 7" x 7' ( 3.23m x 2.13m )  
Two double-glazed windows to the side.

### Store Room

8' 3" x 6' 6" ( 2.51m x 1.98m )  
With fitted shelving.

### Bar

13' 9" x 7' 4" ( 4.19m x 2.24m )  
Radiator. Double-glazed sliding patio doors to:

### Study

16' 4" x 16' ( 4.98m x 4.88m )  
Fitted with wall & base units. Radiator. Double-glazed sliding patio doors to the side leading to the garden.

### Office

14' 4" x 16' ( 4.37m x 4.88m )  
Radiator. Double-glazed sliding patio doors to the side.

### Bedroom Three

15' 8" x 14' 2" ( 4.78m x 4.32m )  
Double-glazed window to the side. Radiator. Currently used as a gym space.

### En Suite

Fitted with WC, wash hand basin & shower cubicle. Radiator. Double-glazed windows to the side & rear.

### Outside

To the front of the property, a generous brickweave driveway provides off-road parking for 3 cars & leads to the garage. The front garden is laid to lawn with various plants & shrubs and is enclosed by a low brick wall. The rear garden is enclosed by timber fencing & conifer hedging to allow for plenty of privacy, and is mainly laid to lawn, alongside a patio area and various plants & shrubs.

### Agent's Note

Heating to the property is served by electric heating. Please contact the branch for more information if required.

Please note, the flooring in the study & office sits above an enclosed, inactive indoor swimming pool. This is covered by the flooring and is not currently used. Please contact the branch for further information if required.



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Total floor area 217.9 m<sup>2</sup> (2,345 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). Powered by [www.propertybox.io](http://www.propertybox.io)

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## **Common Road, Runcton Holme, King's Lynn**

- Detached bungalow
- 3 bedrooms (potential for 5)
- Multiple reception rooms
- Flexible, extended layout
- Secluded location

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

# £350,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DHM112195 - 0002

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