



SALES • LETTINGS • MORTGAGES

# King & Partners



75 School Road  
 Runcton Holme  
 King's Lynn, PE33 0AN

£725,000

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# School Road

## Runcton Holme, King's Lynn, PE33 0AN

This 5 bedroom (2887sq ft) executive detached house is nearing completion and is one of the last properties available on this site by this reputable local builder. Located in this small village and one of just eleven new homes to be traditionally built with a clay pan tiled roof, high quality UPVC double glazing and bi-folding doors, oak internal doors, underfloor gas central heating with radiators to the first floor and a security alarm. Inside the property has a superb open plan kitchen/dining and family room with high quality appliances including AEG double oven, hob, extractor, microwave, coffee machine and dishwasher. There is also a full height fridge and freezer a wine cooler and Quooker fusion 4 in 1 boiling tap. On the ground floor there is a wealth of accommodation including a living room with fireplace and wood burning stove and a lovely Orangery, additional reception room or potential bedroom, shower room and utility. On the first floor is a master suite with a Juliette balcony, dressing room and en-suite shower room. There are then four further double bedrooms one with an en-suite and a family bathroom. Outside the property has a generous drive and turning area with double gates to the side leading to a double garage with electric door. To the rear there is a patio area and a spacious turfed and enclosed garden with fantastic farmland views to the rear. The property is located in the popular village of Runcton Holme between the towns of Downham Market & King's Lynn and only 2 miles from Watlington train station which has connections to Cambridge & London.



### UPVC Part Glazed Door To:

#### Entrance Hall

24' 0" x 6' 10" (7.32m x 2.08m) Max. Alarm key pad. Amtico White Ash flooring. Staircase to first floor. Room thermostat. Double half glazed oak doors to living room. Oak doors with chrome handles to office, shower room and kitchen/family room. Underfloor heating.

#### Living Room

25' 7" x 15' 9" (7.80m x 4.80m) UPVC double glazed sash window to front. Wood burning stove with black granite polished stone hearth. Television point. Internet connection point. Room thermostat. Underfloor heating.

#### Office/Playroom

12' 9" x 13' 7" (3.89m x 4.14m) UPVC double glazed sash window to front. Room thermostat. Television point. Internet connection point. Underfloor heating.

#### Shower Room

8' 1" x 4' 9" (2.46m x 1.45m) Shower cubicle with rainfall shower head and Broadway Hydrowall. Wash hand basin and WC. within Fusion vanity unit in Highland Green. Amtico White Ash flooring. Spot lights. Extractor fan. Underfloor heating.

#### Kitchen/Dining & Family Room

24' 0" x 21' 0" (7.32m x 6.40m) UPVC double glazed window to side. Fitted with a range of Nordic Nature by Magnet Units with Tartufo Honed Quart worktop over. Schock Quadro black Cristalite sink with a Quooker Fusion 4 in 1 boiling tap. Built in double AEG oven, AEG microwave, AEG coffee maker & AEG dishwasher. Integrated full height Beko fridge. Integrated full height Beko freezer. Hoover wine cooler. Central island with Built in AEG hob & extractor. Spot lights. Amtico White Ash flooring. UPVC double glazed bi-fold doors to rear. Opening to Orangery.

#### Orangery

14' 1" x 14' 3" (4.29m x 4.34m) Double glazed roof lantern. UPVC double glazed window to side. Bi-fold doors to rear. Television point. Two internal windows to lounge. Spot lights. Amtico White Ash flooring. Underfloor heating.

#### Utility Room

8' 3" x 9' 10" (2.51m x 3.00m) Nordic Nature by Magnet base and tall units with Black Aurora worktops over incorporating a stainless steel Franke sink with Franke tap. Space for washing machine and tumble dryer. UPVC double glazed door to rear. Room thermostat. Alarm keypad. Amtico White Ash flooring. Underfloor heating.

#### First Floor Landing

UPVC double glazed window to side. Loft access. Radiator. Door to built in cupboard housing hot water cylinder.

#### Bedroom 1

13' 6" x 21' 1" (4.11m x 6.43m) UPVC double doors to Juliette balcony. Radiator. Television point. Opening to dressing room. Door to En-suite. Dressing Room: 5' 5" x 8' 2" (1.65m x 2.49m)

### En-suite

5' 6" x 7' 10" (1.68m x 2.39m) UPVC double glazed window to side. Amtico white ash flooring. Broadway hydrowall to double width shower cubicle with rainfall shower head. Wash hand basin & WC. within Fusion vanity unit in Highland Green with chrome taps. Heated towel rail. Extractor fan. Spot lights.

### Bedroom 2

12' 5" x 13' 9" (3.78m x 4.19m) UPVC double glazed sash window to front. Radiator. Television point. Door to ensuite.

### En-suite

5' 5" x 9' 9" (1.65m x 2.97m) UPVC double glazed window to side. Double width shower cubicle with Rainfall shower head and Broadway Hydrowall. Wash hand basin & WC. within Fusion vanity unit in Highland Green with chrome taps. Amtico White ash flooring. Heated towel rail. Extractor fan. Spot lights.

### Bedroom 3

11' 9" x 15' 10" (3.58m x 4.83m) UPVC double glazed window to rear. Radiator. Television point.

### Bedroom 4

13' 4" x 12' 9" (4.06m x 3.89m) UPVC double glazed sash window to front. Radiator. Television point.

### Bedroom 5

9' 7" x 9' 11" (2.92m x 3.02m) UPVC double glazed sash window to front. Internet connection point. Television point. Radiator.

### Family Bathroom

7' 4" x 9' 9" (2.24m x 2.97m) UPVC double glazed window to side. Freestanding bath. Shower cubicle. Wash hand basin & WC. within Fusion cabinet in Highland Green. Mirror with LED lights. Heated towel rail. Radiator. Part tiled walls and floor with Golden Statuario tiles.

### Double Garage

18' 7" x 18' 7" (5.66m x 5.66m) Electric Door. Pedestian door to rear garden.

### Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.