



**12d Chequers Lane, North Runcton**  
**Guide Price £450,000**

**BELTON DUFFEY**



# 12D CHEQUERS LANE, NORTH RUNCTON, NORFOLK, PE33 0QN

A deceptively spacious, 4 double bedroom, 2 reception detached bungalow situated in a sought after location with double garage and gardens.

## DESCRIPTION

12d Chequers Lane comprises a deceptively spacious, 4 double bedroom, 2 reception detached bungalow situated in a sought after location with double garage and gardens.

The property was built circa 2004 and is installed with oil fired central heating, double glazing and briefly comprises spacious entrance hall, sitting room, dining room, utility room, boiler room, cloakroom, 4 double bedrooms (1 en-suite) and a family bathroom.

Outside the property has gardens, double garage and parking.

## SITUATION

North Runcton is a desirable village conveniently located for access to King's Lynn. The village is well known locally for its cricket ground and tennis courts as well as its village green and church. Local shops and schools are to be found in neighbouring Middleton and West Winch. Easy access is also afforded to the North Norfolk Coast, The Wash and The Royal Estate at Sandringham.

## SPACIOUS ENTRANCE HALL

4.00m max x 4.95m (13' 1" x 16' 3") Mahogany effect UPVC double glazed door with matching side panels leading to outside, radiator.

## CLOAKROOM

2.44m x 1.14m (8' 0" x 3' 9") Low level WC, wash hand basin with splash back, radiator, extractor.

## SITTING ROOM

6.85m x 4.23m (22' 6" x 13' 11") With open fire (not tested) with marble hearth, marble inset and decorative surround, radiator.

## DINING ROOM

5.00m x 3.78m (16' 5" x 12' 5") Mahogany effect UPVC double glazed sliding patio door to outside, radiator.

## KITCHEN/BREAKFAST ROOM

4.3m x 3.77m (14' 1" x 12' 4") Marble effect worktops to three sides with Franke one and half bowl stainless steel sink unit with chrome mixer tap and filtered drinking water, Neff 4 ring ceramic hob with extractor and canopy over, oak fronted cupboards and drawers under, water softener, Neff double oven and grill, radiator.

## UTILITY

2.63m x 1.82m (8' 8" x 6' 0") 'L' shaped marble effect worktop with oak fronted cupboards under, composite sink unit with chrome mixer tap, radiator, UPVC mahogany effect double glazed door to outside. Electric consumer unit (inspected in September 2021).



## **BOILER ROOM**

1.82m x 1.53m (6' 0" x 5' 0") Loft access, Boulter Camray oil fired central heating boiler.

## **SPACIOUS INNER HALL**

4.58m x 2.23m (15' 0" x 7' 4") Airing cupboard with insulated cylinder and immersion, radiator.

## **BEDROOM 1**

4.48m x 4.36m max into wardrobe recess (14' 8" x 14' 4") 2 wardrobe cupboards with hanging rails and shelving, radiator.

## **EN-SUITE**

3.31m x 1.70m (10' 10" x 5' 7") Low level WC. pedestal wash hand basin, shower cubicle with triton electric shower, radiator, extractor.

## **BEDROOM 2**

3.76m to front of wardrobes x 3.63m (12' 4" x 11' 11") Double wardrobe with hanging rail and shelf, radiator.

## **BEDROOM 3**

3.94m x 03.12m (12' 11" x 10' 3") Radiator.

## **BEDROOM 4**

3.94m x 2.44m (12' 11" x 8' 0") Radiator.

## **FAMILY BATHROOM**

3.31m x 2.78m max (10' 10" x 9' 1") Shower cubicle with mains shower, low level WC, pedestal wash hand basin, extractor, radiator.

## **OUTSIDE**

The property occupies a deceptively spacious plot with a shingled driveway providing ample car parking leading to the attached double garage. The front garden has paved areas being enclosed by post and rail fencing. To the north side of the property is a gated access which leads to the rear garden and to the west side of the property is a further gated access which leads to a paved area with oil tank leading onto the lawned garden with various shrubs, circular patio and shingled area enclosed by a dwarf brick wall. There is a pathway to the east side of the property (rear) which leads to a lawned rear garden with shrubs being enclosed by fenced boundaries with garden shed.

## **DOUBLE GARAGE**

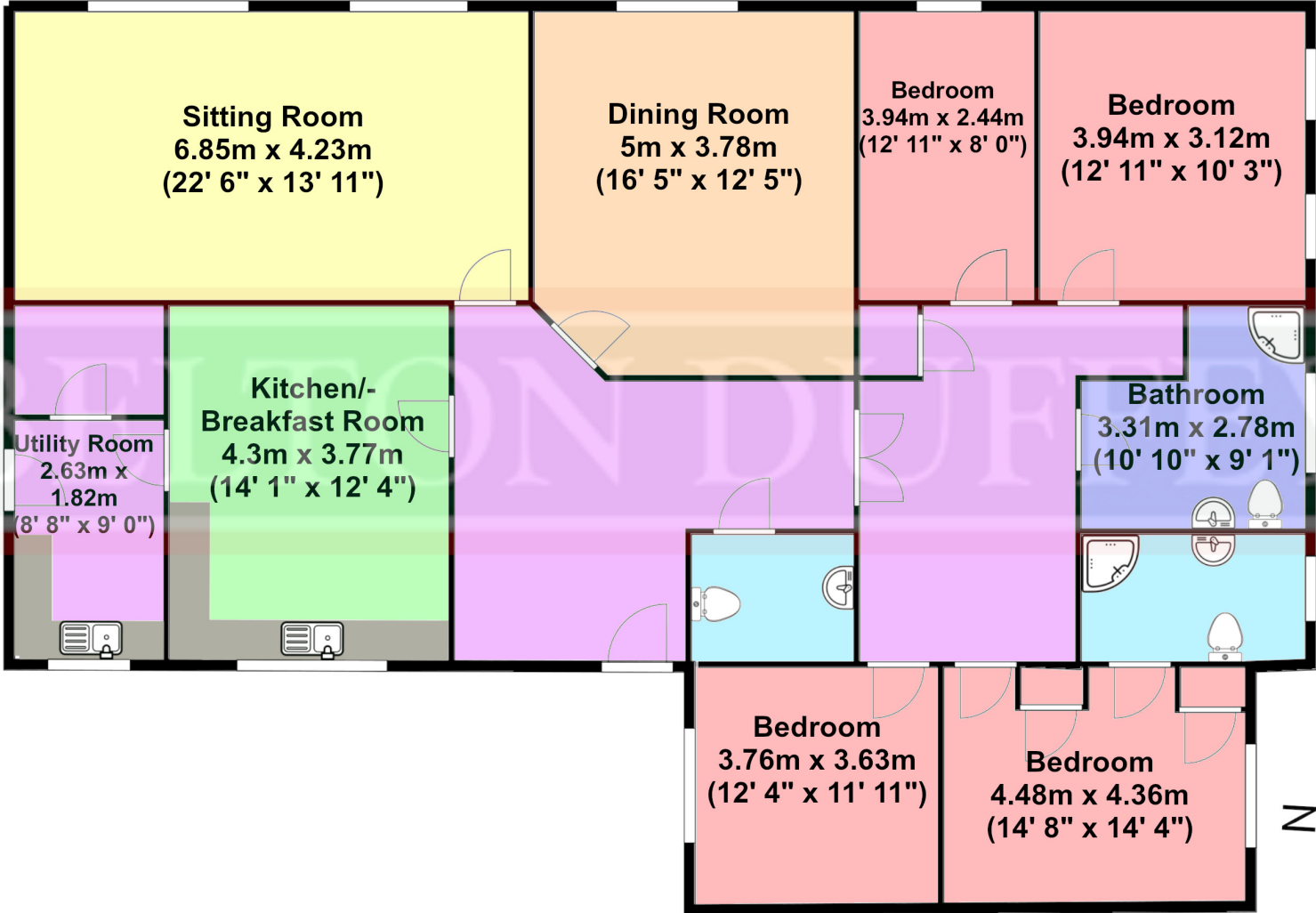
5.47m x 5.84m (17' 11" x 19' 2") With UPVC double glazed window to rear, power, light and access to roof space.

## **DIRECTIONS**

Proceed eastwards on the A47 and after approximately 2 miles from the Hardwick Roundabout, take the first right hand turning signposted North Runcton. Continue along this road (New Road) and follow the road round onto Common Road, go through the cattle gates towards the Green and Chequers Lane will be found on the right hand side. The property will be found on the right hand side.

# Ground Floor

Approx 178 sqm  
(1915 sqft)



## **OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band - E.

Oil fired central heating.

EPC - D.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





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