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The Firs  
School Road  
Runcton Holme

£800,000

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## The Firs Runcton Holme, King's Lynn, PE33 0AQ

This superb large family home with 5 garages and outbuildings extensively renovated and extended approximately 18 years ago by the current owners, including re roofing, windows, doors, heating system, electrics and all internal finishing's. The house offers spacious and flexible accommodation including 4 double bedrooms, 2 en-suites and 4 reception rooms as well as a large kitchen/diner and utility room with in the main house. There is an extensive outbuilding which includes a triple garage block with attic room above and adjoining games room with W.C which could be altered into additional accommodation for any multi generational purchasers. The home is approached through an electric gate with a very generous driveway to the front and side where there is a further double garage which can easily accommodate various vehicles. To the rear is South West facing garden with mature trees a generous patio area and covered hot tub ideal for entertaining. With a vast level of accommodation and buildings on a plot approaching half an acre with a floor plan extending to in excess of 5000 sq ft this home offers a wide variety of uses subject to any consents required. Runcton Holme is a popular village located between the towns of Downham Market & King's Lynn and only 2 miles from Watlington train station which has connections to Cambridge & London.



### Part Glazed Door To:

#### Cloakroom

4' 2" x 5' 9" (1.27m x 1.75m) WC. Wash hand basin. Radiator. Tiling to walls and floor.

#### Entrance Hall

Tiled floor. Radiator. Staircase to first floor. Room thermostat. Half glazed cloakroom doors to living room and kitchen. Door to cloakroom.

#### Kitchen/Dining Room

15' 11" x 16' 2" (4.85m x 4.93m) Two double glazed windows Fitted with a range of wall and base oak fronted units with granite worktops. Range oven. Extractor hood. Integrated fridge freezer and dishwasher. One and a half bowl sink and drainer with mixer tap. Radiator. Double doors to garden. Tiled floor. Door to utility. Opening to inner lobby.

#### Study

14' 6" x 6' 4" (4.42m x 1.93m) Max. Double glazed window to rear. Two built-in desks. Radiator. Telephone point. Laminate floor. Radiator.

#### Living Room

25' 5" x 14' 2" (7.75m x 4.32m) Double glazed window to front. Wood burning stove to fireplace. Television point. Telephone point. Three wall lights. Half glazed doors to playroom and dayroom.

#### Dayroom

21' 2" x 22' 2" (6.45m x 6.76m) Vaulted ceiling. Double glazed windows to side and rear aspect with double doors to garden. Three radiators. Television point.

#### Playroom

14' 8" x 16' 1" (4.47m x 4.90m) Double glazed doors to garden. Radiator.

#### Utility Room

5' 10" x 7' 5" (1.78m x 2.26m) Double glazed window to side. Fitted with wall and base units with beech worktops over. Tall broom cupboard. Space for washing machine & tumble dryer. Tiled floor. Radiator. Gas boiler.

#### Inner Lobby

Tiled floor. Half glazed doors to study and living room.

#### First Floor Landing

Loft access. Radiator. Door to laundry room. Doors to bedrooms and bathroom.

#### Bedroom 1

13' 3" x 13' 7" (4.04m x 4.14m) Fitted wardrobes. Television point. Double doors onto balcony. Door to airing cupboard. Door to En-suite.

#### En-suite

7' 1" x 4' 10" (2.16m x 1.47m) Double glazed window to rear. Tiled shower cubicle. WC. Wash hand basin. Heated towel rail.

#### Bedroom 2

14' 9" x 17' 11" (4.50m x 5.46m) Double glazed window to rear. Built-in double wardrobe. Radiator. Television point. Door to En-suite.

#### En-suite

6' 9" x 5' 5" (2.06m x 1.65m) Double glazed window to rear. Tiled shower cubicle. WC. Wash hand basin. Tiled walls and floors. Radiator. Extractor fan.

#### Bedroom 3

12' 8" x 10' 7" (3.86m x 3.23m) Double glazed window to front. Radiator. Television point.

#### Bedroom 4

12' 1" x 9' 11" (3.68m x 3.02m) Double glazed window to side. Radiator. Television point.

#### Bathroom

8' 3" x 9' 3" (2.51m x 2.82m) Double glazed window to front. Bath with mixer shower taps. Tiled shower cubicle. Wash hand basin. WC. Tiled walls and floor. Heated towel rail. Spot lights. Extractor fan.

#### Double Garage

19' 5" x 19' 0" (5.92m x 5.79m) Door to side.

#### Part Glazed Door To:

#### Triple Garage

23' 1" x 30' 11" (7.04m x 9.42m) 23' 1" x 30' 11" (7.04m x 9.42m) Power and light

#### Entrance Lobby

3' 6" x 4' 8" (1.07m x 1.42m) Staircase to first floor.

#### Attic Room

15' 7" x 30' 6" (4.75m x 9.30m) Two Velux windows. UPVC double glazed window. 4 radiators.

#### Games Room/Potential Accommodation

32' 7" x 20' 2" (9.93m x 6.15m) Double doors. Two double glazed windows. Door to cloakroom.

#### Cloakroom

9' 4" x 5' 1" (2.84m x 1.55m) Tiled floor. Wash hand basin. WC. Fitted unit. Radiator. Storage. Window. Tiled floor.

#### Garden Storage Shed.

9' 7" x 14' 8" (2.92m x 4.47m)

#### 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.