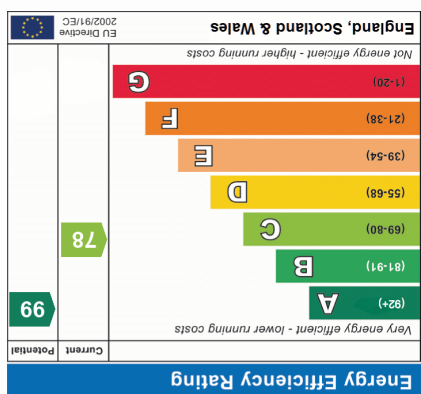


9 Market Place, Downham Market



King & Partners
SALES • LETTINGS • MORTGAGES



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

£475,000



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School Road

Runcton Holme, King's Lynn, PE33 0AN

Situated in the charming village of Runcton Holme, this stunning detached house offers an exceptional blend of spacious living and delightful countryside views. Boasting four bedrooms this property is perfectly designed to accommodate both family life and entertaining with ease. The home is presented in excellent decorative order throughout, ensuring a welcoming and move-in ready environment for its new owners. Upon entering, you are greeted by a light-filled hallway that leads seamlessly into two reception rooms. The living room features a cosy log burning stove, creating a warm and inviting atmosphere to unwind or entertain guests. Adjacent to this is a versatile study, ideal for those who work from home or require a quiet space to focus. The conservatory is bathed in natural light and offers tranquil views of the generous garden and surrounding fields, perfect for enjoying morning coffee or relaxing in the evening. The kitchen is thoughtfully designed to meet modern needs, complemented by a utility room that adds convenience and additional storage space. A well-appointed cloakroom completes the ground floor facilities. Upstairs, four bedrooms provide ample personal space for family members or guests. The master bedroom boasts its own luxurious en-suite shower room, with a second en-suite cloakroom accessible from another bedroom, while a stylish family bathroom caters to the remaining bedrooms with contemporary fittings and finishes. Outside, the property enjoys a generous garden, offering plenty of room for outdoor activities, gardening, and alfresco dining. Beyond the garden, the picturesque field views provide a serene backdrop, creating a peaceful and private setting. A detached garage and driveway provide secure parking and additional storage solutions, completing this exceptional home.



Part Glazed Door To:

Entrance Hall
6' 5" x 20' 8" (1.96m x 6.30m) Max. Tiled floor. Radiator. Opening to Living room & Kitchen.

Kitchen
11' 7" x 23' 7" (3.53m x 7.19m) UPVC double glazed window to front. Fitted with a range of wall and base units with quartz worktop over. Inset sink and drainer with hot tap. Triple Neff ovens. 5 ring electric Neff hob with AEG extractor hood. Peninsular with seating. Opening to conservatory.

Conservatory
12' 9" x 11' 8" (3.89m x 3.56m) UPVC double glazed window and double door to rear garden. Tiled floor. Opening to Living Room.

Living Room
16' 0" x 22' 0" (4.88m x 6.71m) Max. UPVC double glazed window to rear. Two radiators. Log burning stove.

Study
12' 0" x 8' 3" (3.66m x 2.51m) UPVC double glazed window to front. Radiator:

Utility Room
5' 0" x 5' 9" (1.52m x 1.75m) UPVC double glazed widow to side. Fitted with wall and base units with worktop over. Storage cupboard. Space for washing machine and tumble dryer. Spot lights. Extractor fan.

Cloakroom
2' 5" x 5' 4" (0.74m x 1.63m) WC. Wash hand basin within vanity unit. Spot lights. Tiled walls and floor:

Bedroom 1
16' 0" x 10' 7" (4.88m x 3.23m) UPVC double glazed window to rear. Radiator. Fitted wardrobe.

En-suite
7' 7" x 4' 3" (2.31m x 1.30m) Velux roof window. Spot lights. Shower cubicle. WC. Wash hand basin within vanity unit. Heated towel rail. Tiled floor:

Bedroom 2
14' 11" x 9' 0" (4.55m x 2.74m) UPVC double glazed window to rear. Under Eves storage. Radiator:

Bedroom 3
8' 4" x 9' 0" (2.54m x 2.74m) UPVC double glazed window to front. Radiator. Under eves storage.

En-suite Cloakroom
4' 0" x 4' 11" (1.22m x 1.50m) Wash hand basin. WC. Tiled floor:

Bedroom 4
11' 7" x 7' 10" (3.53m x 2.39m) UPVC double glazed window to front. Radiator. Under eves storage.

Bathroom
8' 3" x 7' 11" (2.51m x 2.41m) UPVC double glazed window. Bath. Wash hand basin within vanity unit. Shower cubicle. Spotlights Extractor fan. Tiled floor:

Front Garden
Gravelled driveway. Field views

Garage
14' 11" x 9' 4" (4.55m x 2.84m) Power and light. Pedestrian door. Up and over garage door:

Garden
Generous lawn area. Mature trees and planting. Field views. Patio area. Storage shed.

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.

