



**Kashunel, East Rudham**  
**Guide Price £620,000**

**BELTON DUFFEY**





# **KASHUNEL, BROOMSTHORPE ROAD, EAST RUDHAM, NORFOLK, PE31 8RG**

A 4 bedroom modern detached family house with a detached annexe and gardens of 0.3 acre (sts) on a quiet village lane. No chain.

## **DESCRIPTION**

Kashunel is a modern detached family house built circa 1987 of mellow brick walls under a pantiled roof with the benefit of UPVC double glazed windows and doors and oil-fired central heating. The property is situated on a quiet lane within walking distance of the centre of the popular village of East Rudham and its amenities. There are gardens and grounds amounting to approximately 0.3 acre (subject to survey) with extensive driveway parking, a car port and a delightful south facing garden to the rear.

The main house has a spacious ground floor living space with an entrance hall, kitchen/dining room with a separate utility and cloakroom, a sitting room and conservatory. Upstairs, the galleried landing leads to the 4 bedrooms, 1 with an en suite shower room, and a family bathroom. A detached annexe provides additional ancillary accommodation with a living/bedroom with kitchenette and a shower room off.

Kashunel is being offered for sale with no onward chain.

## **SITUATION**

Situated approximately mid-way between King's Lynn and Fakenham, East Rudham is a small historic village with a large village green and many attractive period properties offering everyday shopping facilities including a village stores, kitchen shop, celebrated public house 'The Crown', veterinary surgery, primary school, parish church, playing fields and a village hall. The North Norfolk coast, an area of outstanding natural beauty is some 12 miles to the north and the Sandringham Estate is some 7 miles to the west. The fine city of Norwich is approximately 45 minutes drive to the south-east with King's Lynn 20 minutes to the west with its mainline railway station to London Kings Cross.

## **MAIN HOUSE**

### **ENTRANCE VERANDAH**

Wide entrance verandah to the front of the property with outside lighting and room for a bench and planters etc. Partly glazed composite door with glazed panels to the sides leading into:

### **RECEPTION HALL**

3.93m x 2.69m (12' 11 x 8' 10)

Spacious reception hall with room for freestanding furniture, staircase leading up to the first floor landing, tiled floor, radiator and doors to the kitchen/dining room and sitting room.

### **SITTING ROOM**

7.88m x 3.63m (25' 10 x 11' 11)

A good sized sitting room with a fireplace housing a gas-fired stove on a tiled hearth with a timber mantel over, 2 radiators, wall lights. Window to the front and glazed sliding patio doors to the conservatory.







## **CONSERVATORY**

3.94m x 3.08m (12' 11" x 10' 1")

UPVC double glazed windows on a low brick wall with a glazed roof, slate tiled floor and 2 sets of French doors leading outside to the rear garden.

## **KITCHEN/DINING ROOM**

6.63m x 2.99m (21' 9 x 9' 10)

A good sized double aspect room with a window to the front and UPVC French doors leading outside to the rear garden. Comprising:

### **KITCHEN AREA**

A range of bespoke oak base and wall units with oak and black granite worktops incorporating a white ceramic one and a half bowl sink unit with a mixer tap. Space for a range style cooker with LPG connection, extractor hood over and glass splashback, space for a freestanding fridge freezer. Tiled floor, recessed ceiling lights and a door to the utility room. Open plan to:

### **DINING AREA**

Glazed oak wall cabinet, tiled floor, wall and ceiling spotlights, radiator and room for a dining table and chairs.

## **UTILITY ROOM**

2.69m x 2.57m (8' 10" x 8' 5") at widest points.

L-shaped utility room with a range of oak base and wall units with laminate worktops incorporating a stainless steel sink unit with a mixer tap, fitted shelving. Spaces and plumbing for a washing machine and dishwasher, oil-fired central heating boiler, vinyl flooring, door to the cloakroom and a partly glazed UPVC door leading outside to the rear garden.

## **CLOAKROOM**

WC, wash basin, vinyl flooring and a window to the rear with obscured glass.

## **FIRST FLOOR LANDING**

3.68m x 2.77m (12' 1 x 9' 1)

Spacious galleried first floor landing with room for freestanding furniture/desk and chair etc. Window with views over the front garden, exposed pine floorboards, radiator, loft hatch and doors to the 4 bedrooms and family bathroom.

## **BEDROOM 1**

4.00m x 3.06m (13' 1 x 10' 0)

Extensive range of fitted wardrobe cupboards, exposed pine floorboards, radiator and a window with views over the rear garden and paddock land beyond. Door leading into:

## **EN SUITE SHOWER ROOM**

A suite comprising a shower cubicle with an electric shower, vanity cupboard incorporating a wash basin, WC. Exposed pine floorboards.







## **BEDROOM 2**

3.58m x 2.95m (11' 9" x 9' 8")

Exposed pine floorboards, radiator and a window to the front.

## **BEDROOM 3**

3.33m x 2.98m (10' 11" x 9' 9")

Exposed pine floorboards, radiator and a window overlooking the rear garden and paddock land beyond.

## **BEDROOM 4**

3.18m x 3.00m (10' 5" x 9' 10")

Exposed pine floorboards, radiator and a window to the front.

## **FAMILY BATHROOM**

2.82m x 2.77m (9' 3" x 9' 1")

A suite comprising a panelled bath, corner shower cubicle with an electric shower, vanity storage unit incorporating a wash basin, WC. Shelved airing cupboard housing the hot water cylinder, exposed pine floorboards, radiator and a window to the rear.

## **ANNEXE**

Detached self-contained annexe with accommodation comprising:

### **ANNEXE LIVING/BEDROOM WITH KITCHENETTE**

5.01m x 4.86m (16' 5" x 15' 11")

Open plan annexe room with vinyl flooring, wall and ceiling spotlights. Comprising:

#### **KITCHENETTE**

A range of white base and wall units with laminate worktops incorporating a stainless steel sink unit with a mixer tap, tiled splashbacks. Integrated appliances including an oven, microwave, ceramic hob and fridge freezer. Window to the front and a partly glazed UPVC door leading outside to the rear garden.

#### **LIVING/BEDROOM AREA**

UPVC French doors leading outside to the driveway to the side of the property, 2 electric radiators, loft hatch, window to the side and a door leading into:

### **ANNEXE SHOWER ROOM**

3.79m x 1.45m (12' 5" x 4' 9")

A white suite comprising a shower cubicle with an electric shower, pedestal wash basin and WC. White towel radiator, tiled splashbacks, electric wall heater, loft hatch and a window to the side with obscured glass.





## **OUTSIDE**

Kashunel is set well back from the road behind a lawned front garden interspersed with mature trees and is approached over a sweeping gravelled driveway which provides parking for several cars and leads to the car port to the side of the property. Hedged boundaries, shrub borders and access to the entrance verandah.

A gate to the side of the property leads to the delightful rear garden which is south facing and comprises an extensive brickweave terrace with outside lighting and steps leading up through a climber covered archway to the main garden. The garden comprises a mown lawn with wild seeded areas and a gravelled seating area to the rear looking back towards the house over the gardens. Raised beds, greenhouse, workshop, 2 timber sheds, screened oil storage tank, hedged and fenced boundaries.

The rear garden backs onto paddock land and, in all, the gardens and grounds amount to approximately 0.3 acre (subject to survey).

## **DIRECTIONS**

Leave Fakenham on the A148 heading west towards King's Lynn and after approximately 7 miles enter the village of East Rudham. Take the first left onto Station Road, just before the pub, and then first left into Broomsthorpe Road where you will see the property approximately 100 yards further up on the right, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. LPG cylinder connection to the sitting room fireplace and kitchen oven. Oil-fired central heating to radiators. EPC Ratings: Main House - D; Annexe - D.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Bands: Main House - E; Annexe - exempt as cannot be separately let without necessary permissions.

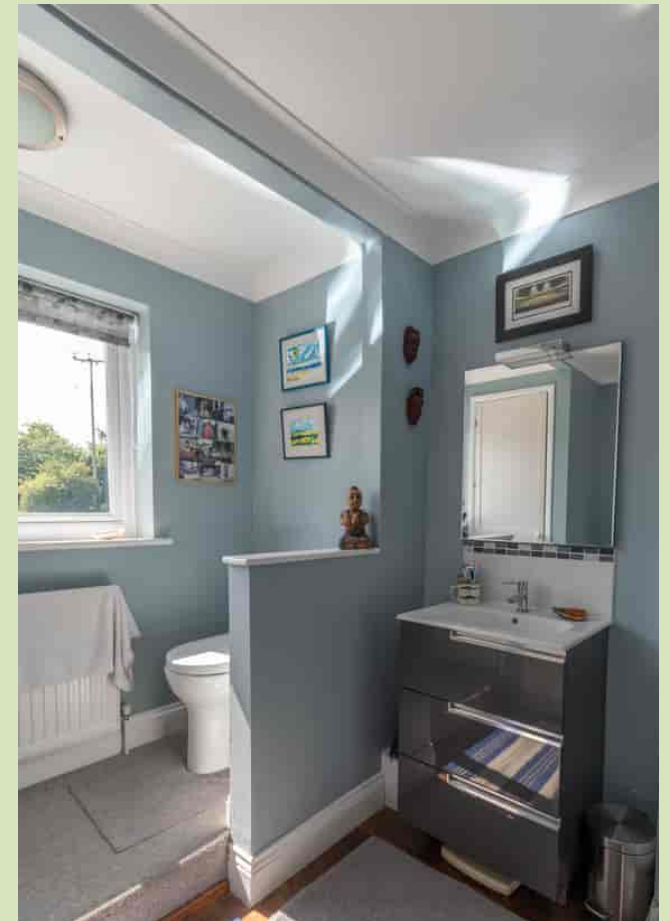
## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.







### Ground Floor

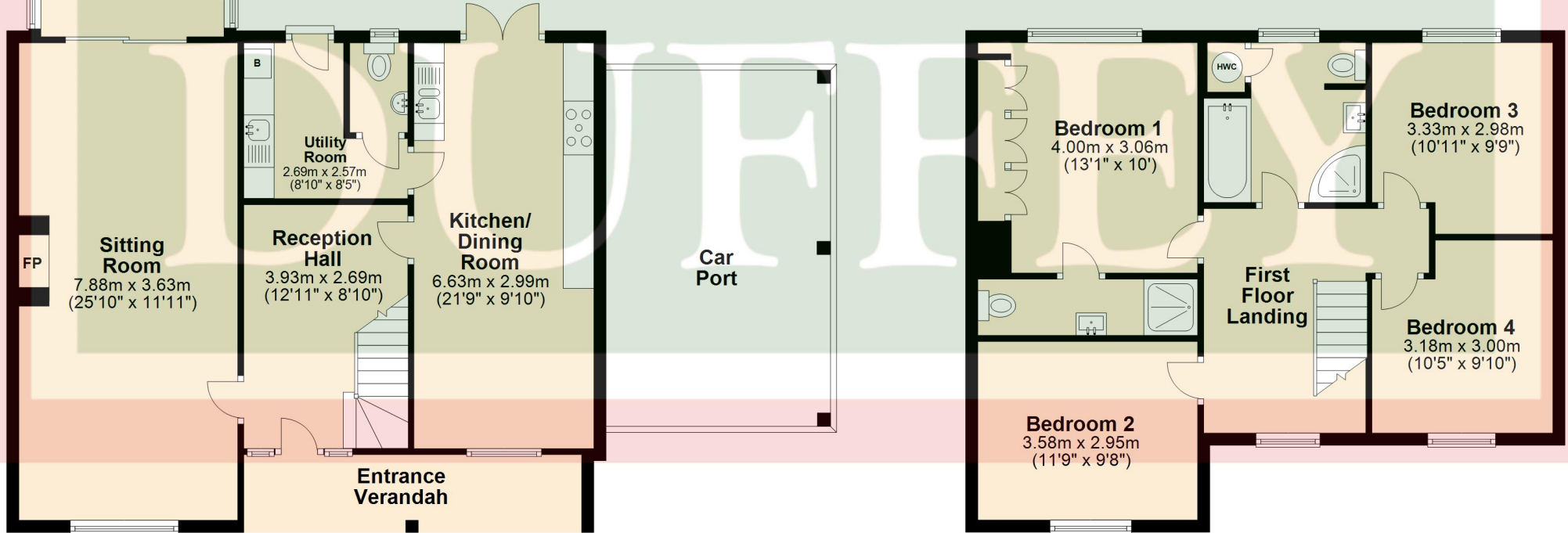
Approx. 117.2 sq. metres (1261.4 sq. feet)

**Annexe Living/Bedroom with Kitchenette**  
5.01m x 4.86m  
(16'5" x 15'11")

**Conservatory**  
3.94m x 3.08m  
(12'11" x 10'1")

### First Floor

Approx. 66.5 sq. metres (715.7 sq. feet)



Total area: approx. 183.7 sq. metres (1977.1 sq. feet)





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