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**King & Partners**



15 Holme Close

Runcton Holme

King's Lynn, PE33 0AB

£325,000

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# Holme Close

Runcton Holme, King's Lynn, PE33 0AB

This lovely detached bungalow is situated on a corner plot in the quiet village of Runcton Holme just a short drive from the services of Downham Market, which has local shops, supermarkets and a mainline rail link to Cambridge and London. The bungalow comprises of a fitted kitchen, living room, and a Sun Room with underfloor heating and views over the large mature garden. There are 3 bedrooms the largest has fitted wardrobes and an en-suite shower room plus a family bathroom. The property benefits from solar panels which offers an income from a Feed-in Tariff. The real bonus is the large mature garden with a lovely pond and field views to the rear, as well as a generous driveway to the front for parking and a garage.



UPVC Front Door Leading To:

Entrance Hall

Loft hatch. Radiator:

Living Room

15' 7" x 11' 9" (4.75m x 3.58m) UPVC window to front and side. Television point. Radiator:

Bedroom 1

10' 6" x 11' 10" (3.20m x 3.61m) UPVC double glazed window to front. Radiator:

Bedroom 2

10' 5" x 8' 11" (3.17m x 2.72m) UPVC double glazed window to rear. Radiator. Door to third bedroom.

Bedroom 3

11' 9" x 16' 4" (3.58m x 4.98m) UPVC double glazed window to rear and side. Patio door to rear garden. Fitted wardrobes. Loft hatch. Spot lights. Under floor heating. Door to En-suite.

En-suite

4' 4" x 8' 5" (1.32m x 2.57m) UPVC double glazed window to rear. Shower cubicle. Wash hand basin. W.C. Heated towel rail. Tiled floor:

Sunroom

18' 11" x 8' 8" (5.77m x 2.64m) Brick and UPVC construction with replaced roof. Underfloor heating. Tiled floor:

Kitchen

13' 2" x 9' 1" (4.01m x 2.77m) Fitted with a range of wall and base units with roll edge worktop over incorporating a stainless steel sink and drainer with mixer tap. Space for dishwasher. Fitted electric oven and hob with extractor fan. Tiled floor. Boiler:

Bathroom

6' 3" x 5' 6" (1.91m x 1.68m) Panelled bath with shower mixer over. W.C. Wash hand basin. Extractor fan. Tiled floor:

Rear Garden

Large mature rear garden with shrubs, trees and a garden pond with field views.

Front Garden

Mature planted garden with driveway for multiple cars. Driveway leading to garage.

Garage

Up & Over door with power and light. Pedestrian door with window.

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.