



CEDAR GROVE,
NORTH RUNCTON PE33 0QY

BROWN & CO

CEDAR GROVE, NORTH RUNCTON PE33 0QY

- Outstanding Single Storey Dwelling in Desirable West Norfolk Village
- Good Plot, Beautifully Maintained and Mature Gardens
- Partly Walled by Historic Period Wall
- Four Bedrooms
- Two (Connecting) Kitchens
- Modern Bathroom
- Exemplary Presentation Throughout
- Viewings Strictly by Appointment Only
- Mainline Station to Ely, Cambridge and London Approx. 4 Miles



INTRODUCTION

Brown & Co offers a substantial bungalow in North Runcton a highly desirable location in West Norfolk. The property is located on an executive development of detached homes in the picturesque village with both Tennis and Cricket clubs East of King's Lynn.

LOCATION

North Runcton is well known for its relaxed pace of living with the village green and cricket pitch, there is even an unofficial 'library' in the bus shelter! The village is also popular partly due to its superb access to road and rail links both in and out of Norfolk with Norwich, Cambridge and Peterborough easily commutable as well as the beautiful Norfolk coast within reach. The property is close to two mainline stations (King's Lynn 4 miles) to Ely, Cambridge and London as well as the usual large town amenities such as shopping, gyms and supermarkets.

THE PROPERTY

The property is positioned on a large plot with considerable road frontage. The dwelling is well screened from the quiet road and is set behind remotely operated security gates both of which provide a great deal of privacy. There is ample parking, turning and a large carport. There are gardens to three sides of the property which have been beautifully maintained and landscaped over the last twenty years. There are borders, beds, patio terrace and pond, also, the garden is partly walled with a stunning period wall from a now demolished country house which makes a wonderful backdrop to the garden. There is also a newly installed decking which is illuminated.

Inside the property is both versatile and spacious in its layout. Overall the dwelling extends to approximately 182m², nearly 2000sqft and its large enough to also be suitable for, and has been used for, multi-generation living. Briefly, the property comprises; reception hallway, sitting room, conservatory, garden room, four bedrooms, one of which is currently used as a study, a beautiful bathroom and split, connecting kitchen breakfast room. Also there is a utility room in the former garage and carport.

COUNCIL TAX BAND

The property is in Council Tax Band D.

SERVICES

Mains water, drainage and electric are connected. Oil central heating. None of these services or appliances have been tested by the agent.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

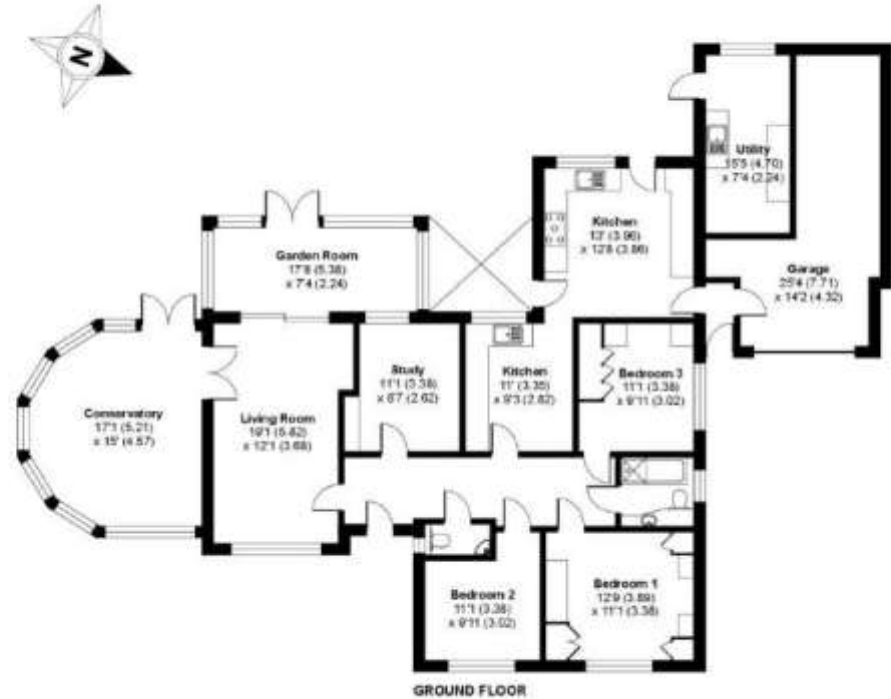
Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



Cedar Grove, North Runcton, King's Lynn, PE33

Approximate Area = 1966 sq ft / 182.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with: RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Robinson 2021. Produced by Brown & Co. REF: 748626



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

BROWN & CO