



## Berne Link, Runwell

Offers Over £550,000

- Spacious Living Room 25'3 x 16'4
- Bedroom 1 18'4 x 16'11
- Bedroom 3 12'4 x 9'
- South/West Rear Garden
- Kitchen Area 11'6 x 7'4
- Bedroom 2 14'1 x 9'
- Cloakroom, En-suite & Bathroom
- Large Integral Garage

LARGE 3 DOUBLE BEDROOM DETACHED. SOUTH/WEST FACING GARDEN TO REAR. LARGE INTEGRAL GARAGE. 25'3 SPACIOUS LIVING ROOM. CLOAKROOM, EN-SUITE & BATHROOM. Situated on the St. Luke's Park development in the sought after area of Runwell set within easy access of A130, A127 and A13 is this 3 bedroom detached property benefitting from accommodation including spacious living room 25'3 x 16'4, kitchen area 11'6 x 7'4, 3 first floor bedrooms, en-suite shower room, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows, gas fired radiator heating (untested) south/west facing rear garden and integral garage.



Council Tax Band: E



#### CANOPY PORCH

Double glazed opaque door to:

#### ENTRANCE HALL

#### CLOAKROOM

Double glazed opaque window to front. Suite comprising of enclosed low level WC and wash hand basin. Radiator (untested). Extractor fan (untested).

#### SPACIOUS LIVING ROOM

25'3 x 16'4

Double glazed French doors and double glazed panelling to rear garden. Semi vaulted ceiling with double glazed Skylights. Radiator (untested). Under stairs cupboard. Open plan to:

#### KITCHEN AREA

11'6 x 7'4

Double glazed window to front. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Breakfast bar. Integrated washing machine and fridge freezer. Built in oven, hob and extractor fan above (all untested).

#### FIRST FLOOR LANDING

Radiator (untested). Airing cupboard.

#### BEDROOM ONE

18'4 x 16'11

Double glazed windows to front and rear. Radiator (untested). Mirror fronted fitted wardrobes.

#### EN-SUITE SHOWER ROOM

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and large shower cubicle. Radiator/rail (untested). Shaver point (untested).

#### BEDROOM TWO

14'1 x 9'

Double glazed window to rear. Radiator (untested). Range of double wardrobe cupboards.

#### BEDROOM THREE

12'4 x 9'

Double glazed window to front. Radiator (untested).

#### BATHROOM

Double glazed opaque window to front. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit. Tiling to floor and surround. Radiator/rail (untested). Shaver point (untested). Extractor fan (untested).

#### SOUTH/WEST FACING

#### REAR GARDEN

Commencing with extensive porcelain paved



patio to immediate rear with dual planters.  
Remainder laid to lawn with flower and shrubs.  
Courtesy door to:

#### INTEGRAL GARAGE

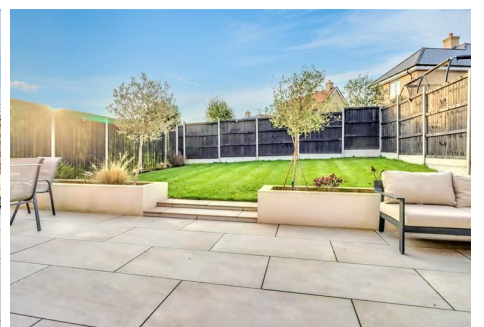
23'8 x 10'4

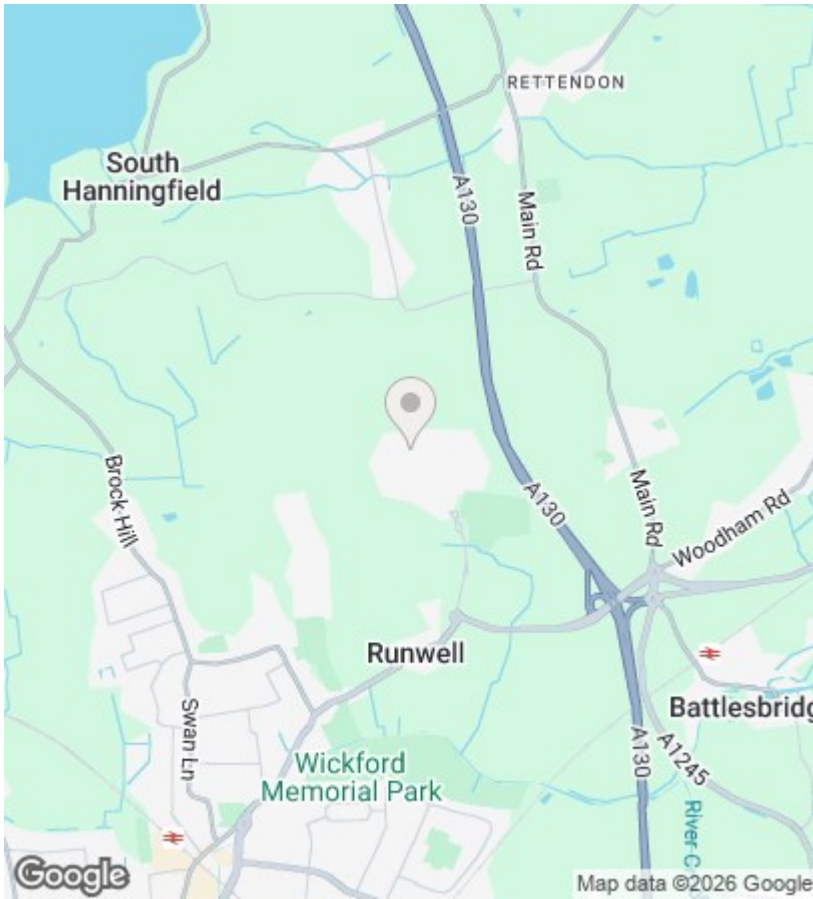
Up and over door to front. Power and light  
connected (untested).

#### AGENTS NOTE

Applicants are advised that there is an annual  
service charge of:





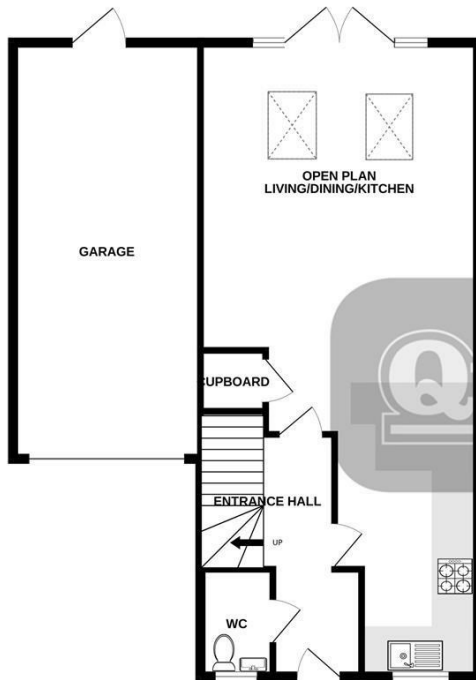


## EPC Rating:

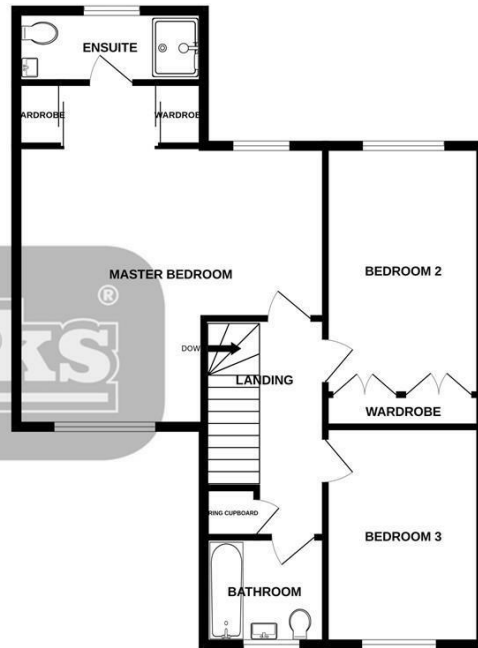
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 1623 sq.ft. (150.8 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix ©2017  
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