

# Arnolds | Keys

COLLECTION



**41 Renwick Park East, West Runton. NR27 9LY**



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NR27 9LY**

A stunning, newly constructed, detached bungalow located close to National Trust woodland in this popular North Norfolk Coastal Village. Traditionally built and with part flint elevations, this is a wonderful opportunity to acquire a beautifully proportioned home of exceptional quality.

Renwick Park is a highly respected residential area just south of the Village Centre and adjacent to National Trust Woodland at Roman Camp. West Runton itself is a sought-after village nestling twixt the principal towns of Sheringham and Cromer. The Village has a small selection of local shops and restaurants, a sandy beach, a nine-hole Golf Course at the Country Park Hotel and both bus and rail services providing easy access to the County Capital of Norwich which is just 25 miles distant.



This property has been constructed by the long established A G Brown (Builders) Ltd, builders of high repute and is of a traditional cavity construction with attractive flint elevations too. The design provides for beautifully proportioned accommodation and has the benefit of gas fired, underfloor heating throughout and sealed unit glazing in coloured UPVC frames.

### ENTRANCE HALL

With part glazed composite security entrance door, engineered wood floor, large built-in cupboard with double doors, automatic light and controls for the underfloor heating.

### LIVING ROOM

25' 1" x 11' 10" Plus bay (7.67m x 3.615m) A superbly proportioned room with three aspects allowing the light to flood in and including south facing patio doors to the side elevation. Fully carpeted, TV point.

### KITCHEN/DINING ROOM

12' 8" x 11' 8" (3.88m x 3.57m) With a window to the front aspect, this room has ample space to dine and is comprehensively fitted with a contemporary range of base and wall units, laminated work surfaces, 1 1/2 bowl sink unit, range style dual fuel cooker with stainless steel hood and splashback. Integrated fridge/freezer and dishwasher. Engineered wood floor, recessed spotlighting. Door leading to:

### UTILITY ROOM

9' 2" x 5' 6" (2.8m x 1.7m) Also fitted with the same style of units as the kitchen and with a single drainer sink unit, provision for washing machine, concealed gas fired boiler providing the underfloor heating and domestic hot water. Glazed UPVC composite door to outside.



### BATHROOM

Beautifully fitted with a modern contemporary styled suite of shower bath with both drench head and shower spray, glazed shower screen, close coupled w.c., vanity wash basin with electric shaver point above. Chrome towel rail/radiator, tiled floor, part tiled walls and fully tiled shower splashback.







### PRINCIPAL BEDROOM

14' 5" x 11' 9" (4.4m x 3.6m) A well-proportioned room with a window to the side elevation, large built-in double wardrobe cupboard.

### ENSUITE

Fully tiled with large, double width and level entry shower cubicle with drench head and spray. Vanity wash basin, close coupled w.c.

### BEDROOM 2

13' 5" x 9' 2" (4.1m x 2.8m) Also with a window to the side elevation and a large double built in wardrobe cupboard.

### BEDROOM 3

10' 1" x 9' 10" (3.09m x 3.02m) With a window to the rear aspect, double built in wardrobe cupboard.

### OUTSIDE

0m x 0m) Attached brick built GARAGE: 18' 8" x 10' 2" (5.7m x 3.1m) with up and over door, personal rear door.

### GARDENS

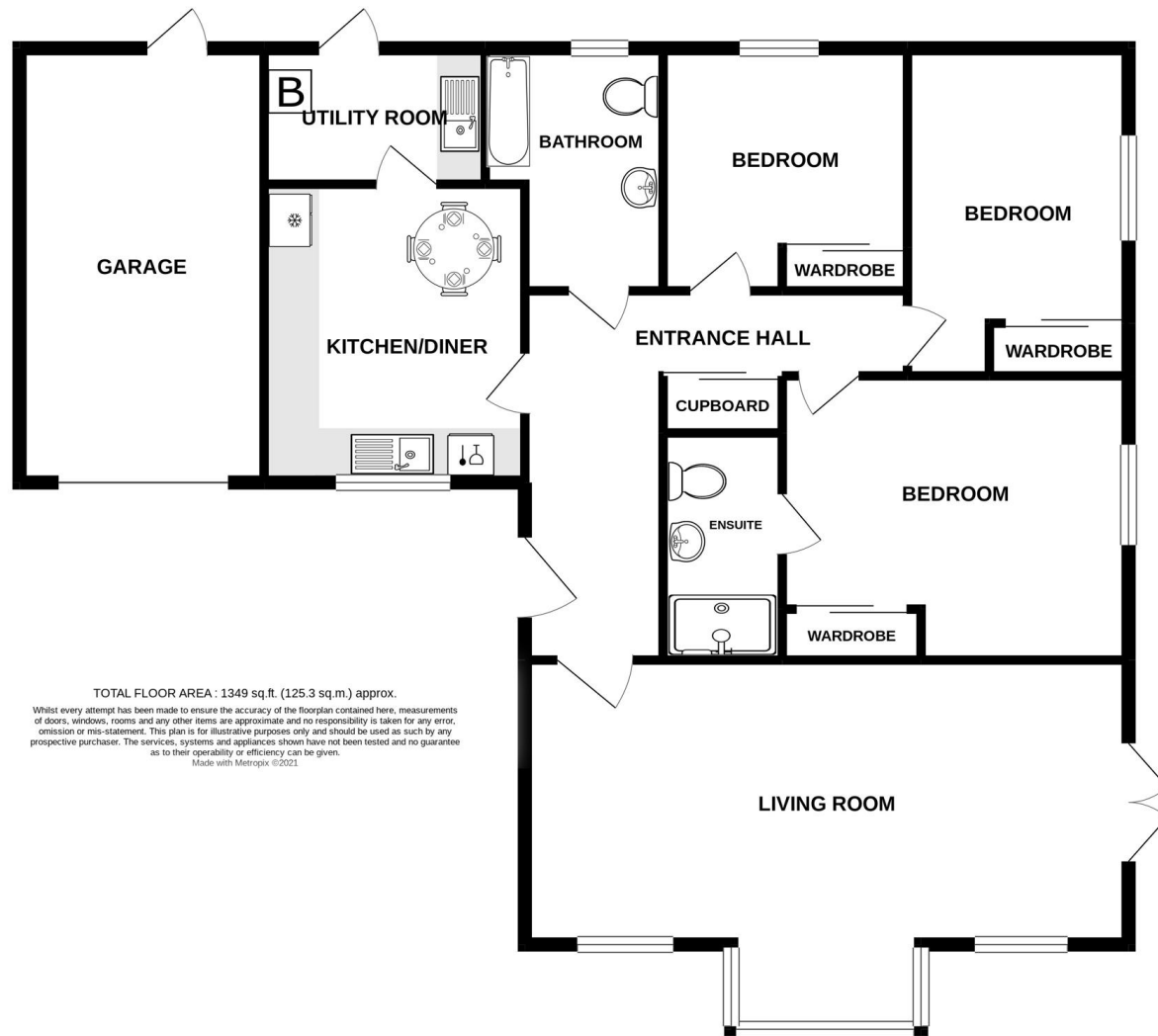
The property stands in a generous plot with views to the west and south. The property has a wide shingle driveway leading to the garage and with ample off-road parking for additional vehicles. A low brick wall then borders the large lawned area to the front of the property. A side path then leads to the rear garden with close panelled fencing. There is a paved patio area leading from the patio doors in the Living Room.

### VIEWING

Strictly by appointment with Arnolds Keys Coastal on 01263 822373



Location plan



TOTAL FLOOR AREA: 1349 sq.ft. (125.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Monday- Friday: 9am- 5.30pm  
 Saturday: 9am- 4pm  
 Sunday: Closed

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