



CROMER ROAD

West Runton, Norfolk, NR27 9QA
Fixed Price £500,000

BROWN & CO

LOCATION

The North Norfolk coast is designated as an Area of Outstanding Natural Beauty. West Runton has a range of amenities including a railway station with trains to Sheringham/Cromer/Norwich, a nine hole golf course, the Hillside Animal Sanctuary, butchers, gift shop, restaurant, local shops, public house and post office. The area is well known for its local walks and bridleways and provides very easy access to the North Norfolk coastline.

DESCRIPTION

A three bedroom detached house situated in the popular village of West Runton enjoying uninterrupted sea views. The property briefly comprises;

Entrance Porch

Reception Hall

Open Plan Kitchen/Dining Room (20'2 x 8'11)

Utility Room

Ground Floor Shower Room

Living Room (17'7 x 11'9)

Master Bedroom with En Suite Shower Room (11'10 x 11'10)

Bedroom with En Suite Cloakroom (14'11 x 9'8)

Bedroom (9'10 x 6'10)

Family Bathroom

The property has the benefit of an attached workshop/office space and is approached via a shingled driveway offering ample off road parking. To the rear of the property is fully enclosed private garden.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



SPECIFICATION

- Detached House.
- Popular Village Location.
- Walking distance of Village Centre.
- Uninterrupted Sea Views.
- Gas Central Heating.
- UPVC Double Glazing.
- Open Plan Kitchen/Dining Room.
- Separate Utility Room.
- Living Room.
- Ground Floor Shower Room.
- Master Bedroom with En Suite Shower Room.
- Bedroom Two with En Suite Cloakroom.
- Bedroom Three/Study.
- Family Bathroom.
- Attached Workshop & Office.
- Ample Off Road Parking.
- Fully enclosed, private Rear Garden.





Total Area: 115.5 m² ... 1244 ft² (excluding workshop)
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	59 d	
39-54	E		
21-38	F		
1-20	G		

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