

The Energy Rating for this property is C. A full Energy Performance Certificate available on request.

Intending purchasers will be asked to provide original Identity Documentation and Proof of Address before solicitors are instructed.

Please note that the land shown on the photos at the rear of the plot is held under a separate deed and is offered for sale under separate negotiation.

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

From the roundabout at the centre of Sheringham proceed along the A149 Coast Road towards Cromer. Enter West Runton and turn left into Water Lane just after the Village Inn, at the centre of the village. The property will be found on the right-hand side.

This floor plan shows a 3-bedroom house with a sitting room, dining room, kitchen, and bathroom. The layout includes a large sitting room at the front, a dining room, a kitchen with a sink, stove, and refrigerator, a bathroom with a bathtub, toilet, and sink, and three bedrooms. The plan also shows a front door, a rear door, and a small utility area with a washing machine.

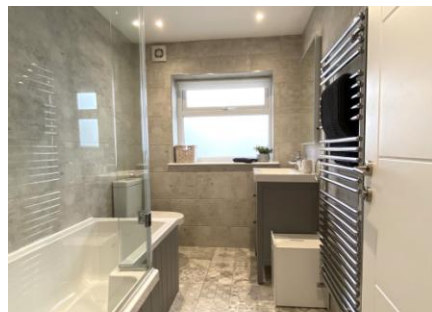
**Rooms and Features:**

- Sitting Room:** Located at the front of the house, featuring a fireplace and a bay window.
- Dining Room:** Adjacent to the sitting room, featuring a bay window.
- Kitchen:** Located at the rear of the house, featuring a sink, stove, refrigerator, and a small utility area with a washing machine.
- Bathroom:** Located between the sitting room and the kitchen, featuring a bathtub, toilet, and sink.
- Bedrooms:** Three bedrooms are located at the rear of the house, each with a window.



Regulated by RICS





### Location

West Runton is an attractive and popular village on the North Norfolk Coast nestling between the National Trust Woodland of Roman Camp and the sea and only 2 miles from the coastal towns of Sheringham and Cromer, both of which have excellent local amenities.

This thriving village has good shopping facilities for day to day needs as well as restaurants, a post office, Links Hotel and golf course, a church and its own extremely popular beach with chalk reef, ideal for rock pooling. There are also good transport links with a regular train and bus service along the A149 to nearby coastal towns and onto Norwich. Sheringham has a wealth of amenities including schools for all ages, doctors and dentist, library, theatre, leisure centre, Tesco supermarket and a mix of independent shops offering a wide variety of goods and services. There are also some wonderful cliff top and woodland walks to enjoy to include Roman Camp and the National Trust grounds of Sheringham Park and Felbrigg Hall.

### Description

Situated in the heart of a thriving coastal village, this immaculately presented attached bungalow offers surprisingly spacious accommodation with a stylish and contemporary interior decor. The local shops, restaurants, pubs, train and bus stations, and the beach are all within a short stroll.

The accommodation comprises an entrance hall with cloakroom off, light and airy sitting room, modern fitted kitchen including integrated appliances which opens up to the dining room, two good sized double bedrooms and a modern bathroom. Benefits include uPVC double glazing and gas fired central heating. There is ample off road parking to the front of the property and an easy to maintain, enclosed rear garden. For those who enjoy a good sized garden, the plot that opens up at the rear is available under separate negotiation. The property has been a successful holiday let but would be equally suitable as a main home.

An internal viewing is highly recommended to fully appreciate the extend of the accommodation and the stylish interior finish.

The accommodation comprises:

uPVC front door to;

### Entrance Hall

Radiator, recessed LED spotlights, large built-in cupboard housing wall-mounted gas boiler providing central heating and domestic hot water, laminate flooring.

### Cloakroom

Fitted with a low level WC, hand basin with mixer tap and unit beneath, wall mounted heated towel rail, recessed spotlights, extractor fan, laminate flooring.

### Sitting Room

14' 8" x 12' 5" (4.47m x 3.78m)  
Front and side facing uPVC double glazed windows, laminate flooring, recessed LED spotlights.

### Kitchen

17' 9" x 6' 5" (5.41m x 1.96m) Fitted with a range of gloss fronted, soft grey, base units with working surfaces over, matching wall units, one and half bowl sink with mixer tap, eye level single oven, ceramic hob and canopy extractor over, integrated appliances including fridge/freezer, dishwasher and washing machine, laminate flooring, recessed spotlights and two sun tunnels allowing natural light into this area. The kitchen opens into;

### Dining Room

16' 1" x 6' 10" (4.9m x 2.08m) With uPVC double glazed French doors giving access to the rear garden, wall and ceiling lights, contemporary vertical radiator, laminate flooring.

### Inner Lobby

Recessed spotlights.

### Bedroom 1

12' 10" x 11' 11" (3.91m x 3.63m) Side aspect UPVC double glazed window, radiator, laminate flooring, recessed spotlights, TV aerial and power points for a wall mounted television, hatch to loft.

### Bedroom 2

11' 8" x 10' 0" (3.56m x 3.05m) Rear aspect UPVC double glazed window, radiator, laminate flooring, recessed LED spotlights.

### Bathroom

8' 5" x 5' 9" (2.57m x 1.75m) Fitted with a P-shaped bath including shower screen and mixer shower over, vanity basin with mixer tap and unit beneath, low level WC, tiled floor, fully tiled walls, heated towel rail, recessed LED spotlights, extractor fan, side aspect UPVC double glazed window.

### Outside

The property is approached by a shingle driveway providing off-road parking for three to four vehicles. A shingle path leads down the side of the property to a wrought iron gate giving access into the rear garden, which is partially paved, providing a large area for seating and leading onto a lawn. The garden is enclosed with timber fencing. There is an outside power point.

### Separate Garden Plot

Please note that the large parcel of garden which opens up beyond the neighbour's tree is held under a separate title and includes electricity and drainage in preparation for a studio or garden room, if desired (subject to relevant permissions). This is being offered under separate negotiation.

### Services

All mains services.

### Local Authority/Council Tax

North Norfolk District Council, Holt Road, Cromer, NR27 9EN.  
Tel: 01263 513811  
Tax band: C