

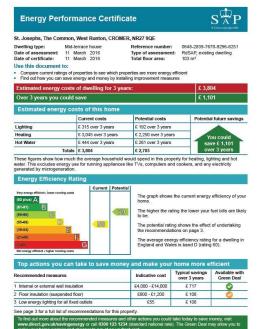


#### VIEWING

Strictly by appointment with Arnolds Keys Sheringham on 01263 822373

#### DIRECTIONS

On entering West Runton from Sheringham take the right hand turn in the centre of the village heading towards the Station. Immediately after the railway bridge turn right and the property is facing the Common.





sheringham@amoldskeys.com 01263 822373

Aylsham 01263 738444 Cromer 01263 512026 Eaton 01603 506697 Holt 01263 713966

North Walsham 01692 402357 Norwich 01603 620551 Sheringham 01263 822373 Wroxham 01603 782053

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be reliec upon and potential buyers are advised to recheck the measurements



## St Josephs, The Common, West Runton, NR27 9QE

Arnolds Keys are delighted to be instructed to sell this beautiful period cottage in this highly sought after location.

A bridge over the stream leads to the entrance of this flint and brick cottage which enjoys a pictures que outlook over the Common. The accommodation is genuinely deceptive offering three bedrooms and two reception rooms, all heated by a gas fired central heating system. The majority of the windows are sealed unit double glazing including one of the main features which is the full length angled bay window in bedroom one. The property has a cottage style garden and importantly a garage at the rear. This property is offered with no onward chain.

# Arnolds Keys

### Guide Price £230,000

- Beautiful location
- Open Views
- Three Bedrooms
- Two Reception Rooms
- Garage

## www.arnoldskeys.com | 01263 822373

St Josephs, The Common, West Runton, Cromer, Norfolk, NR27 9QE













## Property Description

#### ENTRANCE PORCH

Part glazed entrance door, window to side, further part glazed door opening to:

#### SITTING ROOM

25' x 15' max narrowing to 6' min (7.62m x 4.57m) Angular bay to front elevation with fitted window seat and views over the Common. Three radiators, tiled and timber fire surround with tiled hearth and provision for electric fire. Three wall light points, staircase to first floor with understairs cupboard and panelled recess.

#### REAR LOBBY

10' 4" x 4' (Average) (3.15m x 1.22m) With panelled glazed door from Sitting Room, tiled floor, part glazed door to rear, open window to kitchen, laminated roof.

#### **KITCHEN**

10' 7" x 6' 8" (3.23m x 2.03m) Fitted with a good range of medium oak base and wall storage cupboards with laminated work surfaces and tiled splashbacks, inset single drainer, stainless steel sink unit, point for electric cooker, plumbing for automatic washing machine. Open to:-

#### **BREAKFAST ROOM**

10' x 7' 8" (3.05m x 2.34m) Two windows to rear, wall mounted gas fired boiler providing central heating and domestic hot water, fitted cupboard housing prelagged hot water cylinder.

#### REAR LOBBY

With part glazed stable door to rear garden.

#### SEPARATE W.C.

With window and close coupled suite.

#### LANDING

Radiator, shelved linen cupboard

#### **BEDROOM 1**

15' 2" x 11' 4" (4.62m x 3.45m) Plus bay Feature full length angular bay window to front with views over the village common and Golf Course. Radiator,

#### BEDROOM 2

9' 8" x 9' 1" (2.95m x 2.77m) plus recess of 6'2 x 6' UPVC window to rear elevation, second high level UPVC window, two radiators,

#### BATHROOM

Rolled top, clawed foot bath with telephone style shower attachment and mixer tap, pedestal wash basin, tiled splashbacks, radiator, UPVC window, 2 wall light points, electric shaver light and point. Leading to:-

#### SEPARATE W.C.

UPVC window, close coupled suite. Leading to:

#### **BEDROOM 3**

13' 8" x 7' 7" (4.17m x 2.31m) UPVC to rear, radiator, fitted shelving.

#### OUTSIDE

GARAGE: 22'5 X 11'10 Approached over a rear service road. Roller door, window to the side, personal side door, useful storage loft with staircase access and Velux roof light.

#### GARDENS

To the front of the property is a small, well stocked garden area. To the rear is a long courtyard style garden with a brick built OUTHOUSE and covered barbeque area. There is an ornamental pond and a pathway leading to the garage. This property also benefits from a pedestrian right of way across the neighbouring property to the rear service road.