



## Felbrigg Road | East Runton | Cromer | NR27 9PE

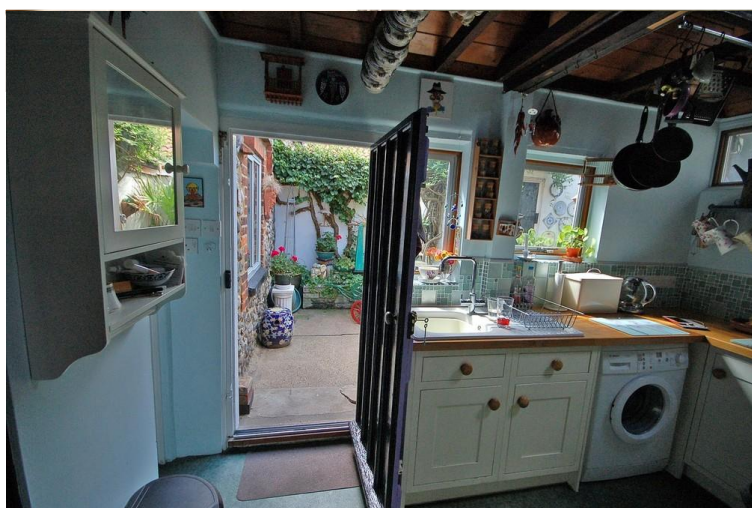
Nestling in the heart of this popular coastal village is this attractive semi-detached cottage of traditional flint and brick construction offering accommodation of character with a number of individual features throughout.

The Rockery has been a permanent home in the same ownership for a number of years and is conveniently located within a stones throw of the local shops and beach. A regular bus service to the principal towns of Cromer and Sheringham pass through the Village. The property does offer a garage and off-road parking, a real bonus for a cottage in the centre of the Village.

## Guide Price £265,000

- Garage and off-road parking
- Traditional flint and brick construction
- Three bedrooms
- Two Reception Rooms
- Popular Village Location

[arnoldskeys.com](http://arnoldskeys.com) | 01263 512026



## Property Description

### REAR ENTRANCE PORCH

Solid wood entrance door, polished wood floor, wall mounted gas convector heater. Sealed unit window.

### SEPARATE W.C.

Polished wood floor, close coupled w.c.

### KITCHEN

10' 9" x 9' 4" (3.28m x 2.84m)

A custom range of shaker style base storage cupboards with solid wood work surfaces, inset ceramic sink unit, tiled splashbacks, plumbing for washing machine, inset 4 ring electric hob with built in electric oven, vaulted ceiling with exposed timbers and roof light, two windows to rear, door to courtyard. Sliding doors to:

### BATHROOM

Panelled bath with electric shower above, wash basin with cupboards beneath, part tiled and part panelled walls, window to side aspect, vaulted ceiling.



#### **DINING ROOM**

13' 8" x 7' 7" (4.17m x 2.31m)

Window to rear, night storage heater, staircase to first floor.

#### **SITTING ROOM**

13' 8" x 12' 4" (4.17m x 3.76m)

Window to front aspect, delft rail, exposed ceiling timber, red brick fire recess housing ornate Esse multi fuel burning stove, TV aerial point.

#### **FRONT ENTRANCE PORCH**

Solid wood entrance door, polished wood floor, wall mounted gas convector heater.



#### **CLOAKROOM**

Close coupled w.c., contemporary wash basin with cupboard beneath, polished wood floor, window.

#### **HALF LANDING**

Fitted cupboard housing Santon water heater and storage

#### **BEDROOM 1**

12' 5" x 10' 10" (3.78m x 3.3m)

Window to front aspect, wall mounted electric heater, range of fitted wardrobe cupboards.

#### **BEDROOM 2**

13' 10" x 7' 9" (Sloping ceilings) (4.22m x 2.36m)

Night storage heater, dormer window.

#### **BEDROOM 3**

8' x 8' (2.44m x 2.44m)

High level window to front aspect, range of fitted storage cupboards on one wall, wall mounted gas heater.



#### **OUTSIDE**

**GARAGE:** 20' 5" x 11' 7"

With up and over door, personal side door, electric light and power. Two brick built OUTHOUSES.



#### **GARDENS**

The property has a small, yet attractive garden to the front and side, walled and well stocked with a number of mature colourful shrubs and plants with a lawned area to the side. At the rear of the property is a small, fully enclosed, courtyard with gate leading to the driveway which provides additional off-road parking.

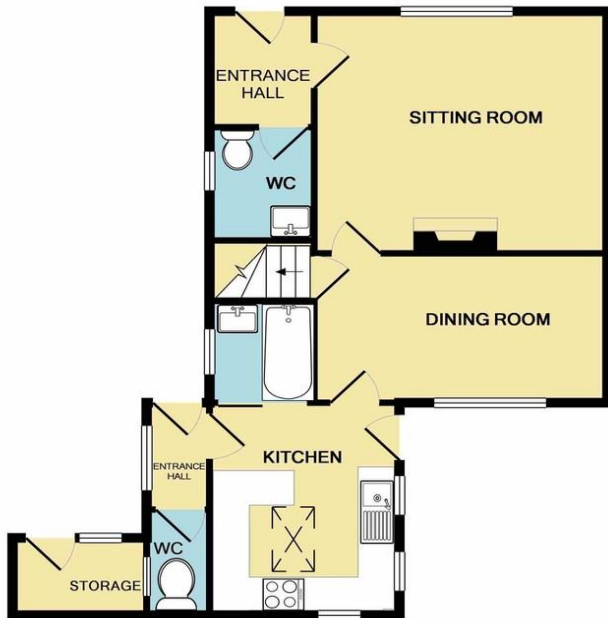


**VIEWING**

Strictly by appointment with Arnolds Keys Cromer on 01263 512026

**DIRECTIONS**

On entering the Village from Cromer, the property will be found on the corner of the left hand turning off the Main A149.



GROUND FLOOR  
APPROX. FLOOR  
AREA 526 SQ.FT.  
(48.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 357 SQ.FT.  
(33.1 SQ.M.)

THE ROCKERY, FELBRIGG ROAD EAST RUNTON CROMER NR27 9PE  
TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 SQ.M.)

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Aylsham 01263 738444  
Cromer 01263 512026  
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 and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements