



Woodhurst Water Lane, West Runton Cromer NR27 9QP

welcome to

Woodhurst Water Lane, West Runton Cromer

**** NO ONWARD CHAIN **** Don't miss out on this stunningly presented Two Bedroom Detached Bungalow set in the coastal village of West Runton, call us now to book your viewing!



This property briefly comprises of entrance hall, cloakroom, living room, dining room, kitchen, two bedrooms, bathroom, off street parking and vast rear garden with additional land

West Runton just 2 miles from the coastal towns of Sheringham & Cromer is a popular village on the North Norfolk Coastline. This village offers lots of local amenities such as post office, church, golf course and church to name a few

There are also good transport links with regular train & bus services to the nearby coastal towns and into the city of Norwich

Cloakroom

Two piece consisting of hand wash basin with mixer tap & WC, wall mounted heated towel rail, spotlights, laminate flooring

Living Room

14' 8" x 12' 3" (4.47m x 3.73m)

Dual aspect double glazed window to the front & side aspects, wall mounted radiator, laminate flooring

Dining Room

16' 1" x 6' 10" (4.90m x 2.08m)

French doors opening onto rear garden, vertical wall mounted radiator, laminate flooring

Kitchen

17' 9" x 6' 5" (5.41m x 1.96m)

Modern galley style, gloss fronted cupboards & units, work surfaces over top, matching wall units, integrated fridge freezer, dishwasher and washing machine, laminate flooring, opens to dining room

Bedroom 1

12' 10" x 11' 11" (3.91m x 3.63m)

Double glazed window to the side, wall mounted radiator, spotlights, laminate flooring, access to the loft.

Bedroom 2

11' 8" x 10' (3.56m x 3.05m)

Double glazed window to the rear, wall mounted radiator, spotlights, laminate flooring

Bathroom

Suite comprising of p shaped bath with mixer shower head, hand wash basin, WC, tiled walls & floors, heated towel rail, spotlights, double glazed window

Outside

The front of the property is mostly shingle providing ample off street parking. There is side access leading to the rear of the property through an iron gate. The rear garden has a small paved area perfect for seating or entertaining and vast lawn leading to a 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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/CRM108244



welcome to

Woodhurst Water Lane, West Runton Cromer

- NO ONWARD CHAIN
- Renovated Throughout
- Two Bedroom Detached Bungalow
- Ample Off Street Parking
- Council Tax Band C

Tenure: Freehold EPC Rating: C

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CRM108244](https://www.williamhbrown.co.uk/Property/CRM108244)



Property Ref:
CRM108244 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27
9HZ



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)