



**Wyndham Park, East Runton Cromer NR27 9NJ**



**welcome to**

## **Wyndham Park, East Runton Cromer**

A Mid terraced two bedroom, two reception room Victorian home in a coastal non estate location with sea views and parking.



**Set in an enviable location with open views to the sea is this charming bay fronted period home with two reception rooms, two double bedrooms served by a generous first floor bathroom, fitted kitchen, central heating, loft room, rear garden and Parking.**

### Entrance Vestibule

Double glazed windows to both sides, composite front door with glazed fan light, further matching composite door leading to the lounge.

### Lounge

12' 9" into bay x 11' 9" into recess ( 3.89m into bay x 3.58m into recess )

Upvc double glazed windows with views towards the sea, radiator, fireplace with tiled hearth, picture rail and door to inner lobby with staircase rising to first floor, door to the dining room.

### Dining Room

11' 9" x 10' 11" ( 3.58m x 3.33m )

Fireplace with wooden surround, radiator, double glazed porthole window, door to the rear porch/utility, square opening to the kitchen and glazed door to the understairs storage cupboard with shelving and light.

### Kitchen

9' 11" x 6' 10" ( 3.02m x 2.08m )

Fitted with a modern range of wall and base units comprising cupboards and drawers, work surfaces with inset one and a half bowl stainless steel sink and mixer tap, plumbing and space for domestic appliance, space and point for gas cooker with stainless steel splashback and cooker hood above, further undercounter appliance space, chrome heated towel radiator, upvc double glazed window to the side aspect and doorway leading to rear lobby.

### Rear Lobby

5' x 4' 2" ( 1.52m x 1.27m )

Polycarbonate roof, upvc double glazed door to rear garden.

### Landing

Access to all rooms, radiator and access to loft space.

### Bathroom

10' 1" x 6' 11" ( 3.07m x 2.11m )

Fitted with a shower enclosure with thermostatic Mira shower, hand wash basin and low level WC, radiator and opaque double glazed window to the rear aspect.

### Bedroom One

11' 9" x 10' 11" ( 3.58m x 3.33m )

Upvc double glazed window to the front aspect with sea views and radiator.

### Bedroom Two

11' x 8' 8" ( 3.35m x 2.64m )

Upvc double glazed window to the rear aspect and radiator, built in wardrobe with hanging space and shelving.

### Loft Room

12' 3" x 11' 9" ( 3.73m x 3.58m )

1 Metre height with restricted headroom, strip wood floorboards, roof light windows to the front and rear aspect with sea views and radiator.

### Exterior

Rear garden is mostly paved with seating area with outside tap and is enclosed by fencing and walls, timber garden shed and gated access to parking area where 1 space is available.



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](http://www.focalagent.com)



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## **Wyndham Park, East Runton Cromer**

- Charming Victorian Terraced Home
- Two Bedrooms, Two Reception Rooms
- Sea Views, Double Glazing, Central Heating
- Loft Room, Parking & Garden
- Sought after coastal position

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£270,000**



Please note the marker reflects the  
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