

# Arnolds | Keys



**23 Renwick Park East, West Runton, Norfolk, NR27 9LY**

**Price Guide £525,000**

- Stunning interior
- Large lounge/dining room
- Garden lodge/Home office
- Gas central heating
- Four bedrooms
- Two bathrooms
- Garage
- Beautiful gardens



# 23 Renwick Park East, West Runton NR27 9LY

An excellent opportunity to acquire an absolutely stunning, detached chalet style property. The property occupies a sought after location close to National Trust woodland and benefitting from a large garden with a timber framed garden lodge/home office. The adaptable accommodation offering up to four bedrooms has gas fired central heating supplemented by a wood burning stove.

West Runton itself is a highly favoured coastal Village twixt the principal towns of Sheringham and Cromer. The Village offers both bus and rail services, a small selection of local shops and restaurants and a nine-hole golf course.



Council Tax Band: D



### **ENTRANCE HALLWAY**

Composite navy blue entrance door to hallway, with stairs to first floor and doors to all ground floor rooms. Door to storage cupboards and door to garage, two ceiling lights, carpet, and two radiators.

### **KITCHEN/BREAKFAST ROOM**

UPVC double glazed door to garden and window to rear. Sliding door to shelved pantry. Range of pastel blue base and drawer units with wood effect work surface over. Inset one hand half bowl sink unit with mixer tap. Five ring gas hob with extractor hood over, built in double oven, tiled splashbacks and tiled flooring. Matching range of wall mounted cupboards. Provision for washing machine and fridge freezer. LED lighting breakfast bar and door to

### **DINING ROOM**

UPVC double glazed window to the side and door with glazed windows to the rear garden. Wood flooring, radiator, alcove with built in storage cupboard with shelving above. Ceiling light and opening to:

### **LOUNGE**

Dual aspect room with UPVC double glazed windows to the front and side. Carpet, TV point, ceiling light, radiator, fireplace with inset wood burner on tiled hearth with wooden mantle over.

### **BEDROOM ONE/SECOND RECEPTION**

Dual aspect room with UPVC double glazed windows to the front and side. Carpet, TV point, radiator, built in wardrobes with over head storage cupboards. Ceiling light.

### **BEDROOM TWO**

UPVC double glazed window to the rear and side. Carpet, radiator, ceiling light.

### **SEPARATE WC**

UPVC double glazed window to the rear, low level WC, wall mounted wash hand basin, tiled flooring and half tiled walls. Ceiling light.

### **BATHROOM**

UPVC double glazed window to the rear. Panelled bath with mixer tap over, corner shower cubicle with glazed sliding doors, pedestal wash hand basin. Wall mounted heated towel rail, tiled flooring, LED spot lighting.

### **LANDING**

Velux roof light window, carpet, door to under eaves storage. LED lighting, doors to two further bedrooms and bathroom.

### **BEDROOM THREE**

A large bright room with UPVC double glazed window to the rear, and velux roof light window to the front. Radiator, carpet, LED lighting, space for sofa and TV point, door to large walk in closet area with light.

### **BEDROOM FOUR**

Part restricted head height, carpet, Velux roof light window, radiator. LED spot lights.

### **FAMILY BATHROOM**

UPVC double glazed window to the rear, wood effect vinyl flooring. A stunning bathroom with free standing double ended roll top bath with mixer shower attachment over. Separate shower cubicle, vanity wash hand basin with work surface and storage cupboard beneath with a close coupled WC. Radiator, LED spot lighting. Wall mounted heated towel rail.

### **OUTSIDE**

The bungalow is approached over a large gravel area with parking for four cars, well manicured lawn with shrub borders and driveway leading to the attached GARAGE with electric roller door, power and light. There is access leading round both sides of the property to the stunning rear garden which is mainly laid to lawn, absolutely immaculately presented, with gravel seating area, garden shed, vegetable raised beds, mature flower bed, shrub and tree borders. There is also a detached timber framed garden room/home office with power and light.

### **AGENTS NOTE**

The property is freehold, has all mains services connected and has a Council Tax Rating of Band D. Please note a revised EPC has been ordered and will be updated as soon as received. The existing one does not take into account some of the efficiency updates.




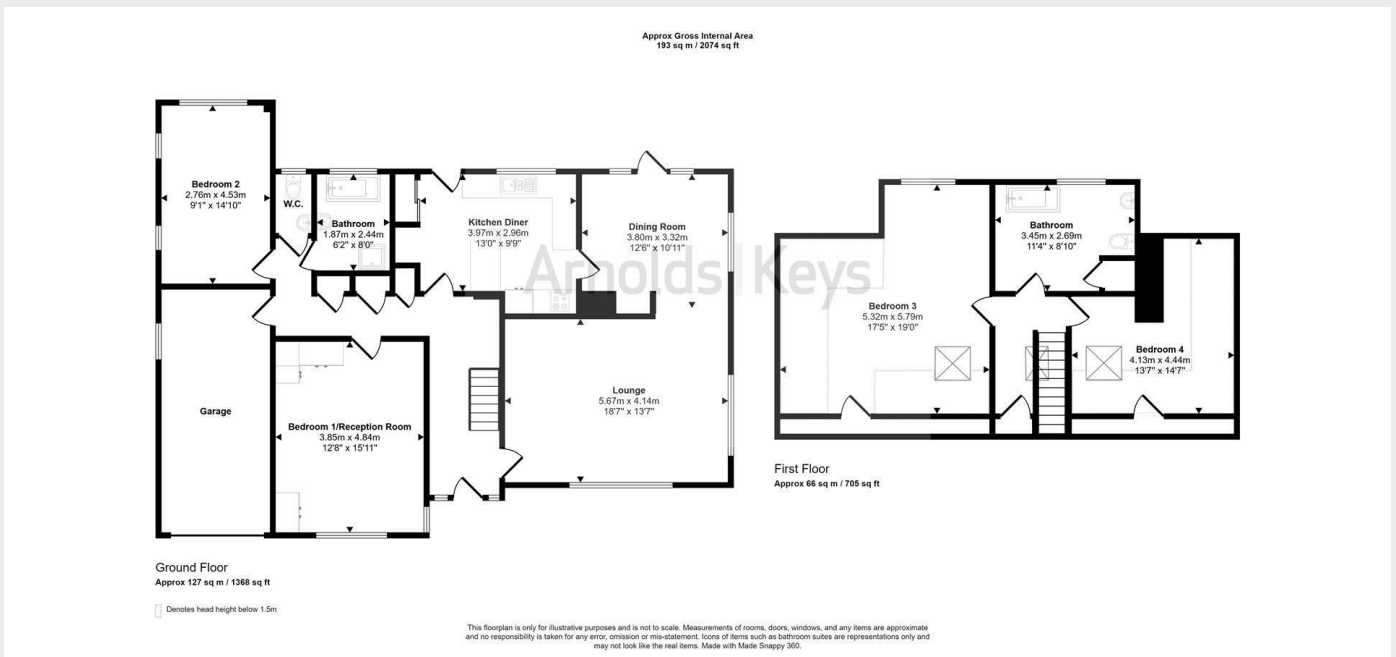


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

