

Arnolds | Keys



Cherrytree Cottage Water Lane, West Runton, Cromer, NR27 9QP

Price Guide £500,000

- Individual design and charm
- Four bedrooms
- Dining conservatory
- Stylish Fisher and Paykel kitchen
- Views to the sea
- Two reception rooms
- Gas central heating
- Garage and off road parking at the rear

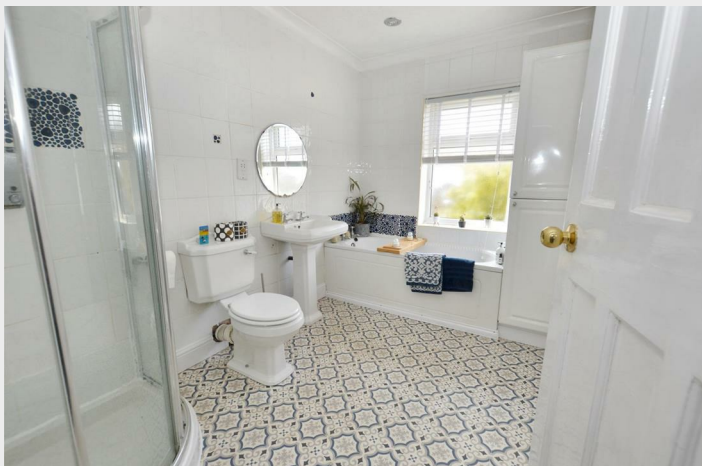
Cherrytree Cottage, Water Lane, West Runton. NR27 9QP

A charming detached house located close to the picturesque village of West Runton. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is plenty of room for everyone to enjoy their own space. Spread across 1,438 sq. ft, this detached property exudes character and charm. The rear extension adds a modern touch while maintaining the property's original appeal.

One of the highlights of this lovely home are the views to the sea from the first floor and there is also a garage and off-road parking at the rear.



Council Tax Band: D



ENTRANCE PORCH

With twin glazed doors and windows to the side, tiled floor, further part glazed door opening to:

ENTRANCE HALL

Window to side aspect, stairs to first floor with understairs recess, radiator.

CLOAKROOM

Vanity wash basin with cupboards beneath, concealed cistern w.c., window to side aspect.

SITTING ROOM

Picture window to front aspect with fitted venetian shutters, provision for TV, feature central fireplace with open fire if required, panelling to one wall, radiator.

LOUNGE

Provision for wall mounted TV, wood burning stove in central recess, part glazed door to hallway, polished tiled floor, bi-fold doors opening to:

DINING AREA

A stylish, open plan design with vaulted triplex roof, continuation of polished tiled floor, radiator, doors to rear garden. Open plan to:

KITCHEN

A superb and stylish range of Fisher and Paykel high gloss units with solid wood work surfaces and metro tiled splashbacks. Integrated double oven, inset electric hob with stainless steel hood above, integrated dishwasher, wine cooler and coffee machine. Polished tiled floor, window to rear aspect, roof light, inset sink unit, vertical radiator.

LANDING

Access to loft space, high level window to side aspect, doors to all rooms.

BEDROOM 1

Radiator, period fire surround with tiled hearth, TV point, window to front aspect with Venetian wooden shutters and views to the sea in the distance.

BEDROOM 2

Radiator, UPVC window to rear aspect,

BEDROOM 3

Radiator, window to front aspect with Venetian wooden shutters and views to the sea in the distance.

BEDROOM 4

Radiator, window to side aspect.

BATHROOM

Panelled bath, pedestal wash basin, close coupled w.c., corner shower enclosure with mixer shower, fitted cupboards, tiled walls, electric shaver point, radiator.

OUTSIDE

To the front of the property is a walled garden arranged for ease of maintenance with lavender beds alongside the path to the entrance and Astro turf areas to the side. The rear garden is fully enclosed with a decking area immediately to the rear and including a covered pergola for alfresco dining. There is a further Astro turf area, mature shrubs and a GARAGE. A gate leads to the off-road parking spaces approached over Newell Crescent.

AGENTS NOTE

The property is freehold, has all mains services and a Council Tax Rating of Band D.






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) A			
(81-91) B			
(69-80) C			76
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

