

# Arnolds | Keys



## The Laurels, Wyndham Park, East Runton, Norfolk, NR27 9NJ

Price Guide £335,000

- End terrace cottage
- Lounge with bay window
- Modern kitchen
- Roll top bath
- Off road parking
- Two double bedrooms
- Dining room
- Bathroom & Sep Shower
- Gas central heating
- Beautifully presented



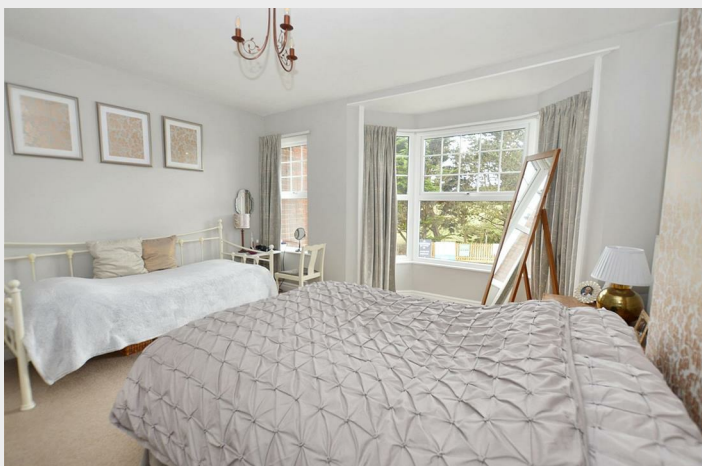
# Wyndham Park, East Runton NR27 9NJ

Welcome to this charming property located between the village of East Runton and Cromer town. This delightful end terrace house offers a cosy retreat with two reception rooms and two double bedrooms. There is also a lovely bathroom with free standing claw foot bath and separate shower cubicle.

Having a courtyard garden to the rear to relax and off road parking space just passed the property. The property is immaculately presented and looked after and will make a beautiful home, second home or holiday home. One not to be missed.



Council Tax Band: C



## ENTRANCE HALLWAY

Small pane glazed wooden door to entrance hallway. Stairs leading to the first floor. Karndean flooring, radiator, two ceiling lights, doors to sitting room, dining room and two steps down to kitchen and under stairs storage cupboard.

## LOUNGE

UPVC bay sash style window to the front, carpet, TV point, feature fireplace opening, radiator. Ceiling light.

## DINING ROOM

UPVC sash style window to the rear with a sea view. Radiator, Karndean flooring and ceiling light.

## KITCHEN

Stunning kitchen with a range of cream base and drawer units and black work top over. Provision for washing machine, inset stainless sink unit with mixer tap, inset four ring gas hob and built in cooker. with extractor hood above. Provision for fridge freezer. Matching range of wall mounted cupboards and glass display unit. Ceiling light, Karndean flooring, radiator, UPVC double glazed windows to the side and rear and door to the side courtyard garden.

## LANDING

Carpet, two steps to the bedrooms and bathroom, access to roof space, door to airing cupboard, opening to separate shower cubicle with water fall shower, folding shower screen, tiled walls and window to the side. Large double doors fitted storage cupboard.

## BATHROOM

UPVC double glazed window to the rear, wood panelling, radiator, free standing claw foot bath with mixer shower attachment over. Pedestal wash hand basin, low level WC, ceiling light and Karndean flooring.

## BEDROOM ONE

UPVC sash style double glazed windows to the front, carpet, radiator, alcove with hanging rail. Ceiling light.

## BEDROOM TWO

UPVC double glazed window to the rear with sea view. Radiator, ceiling light and carpet.

## OUTSIDE

Enclosed courtyard gravelled garden ideal for sitting and enjoying a morning or afternoon drink with timber panel fencing to the sides and rear, access gate to the rear lobe. Brick weave pathway to the front door, outside light and water tap.

## AGENTS NOTE

This is a freehold property with all mains connected and mains water. Holds a council band B.





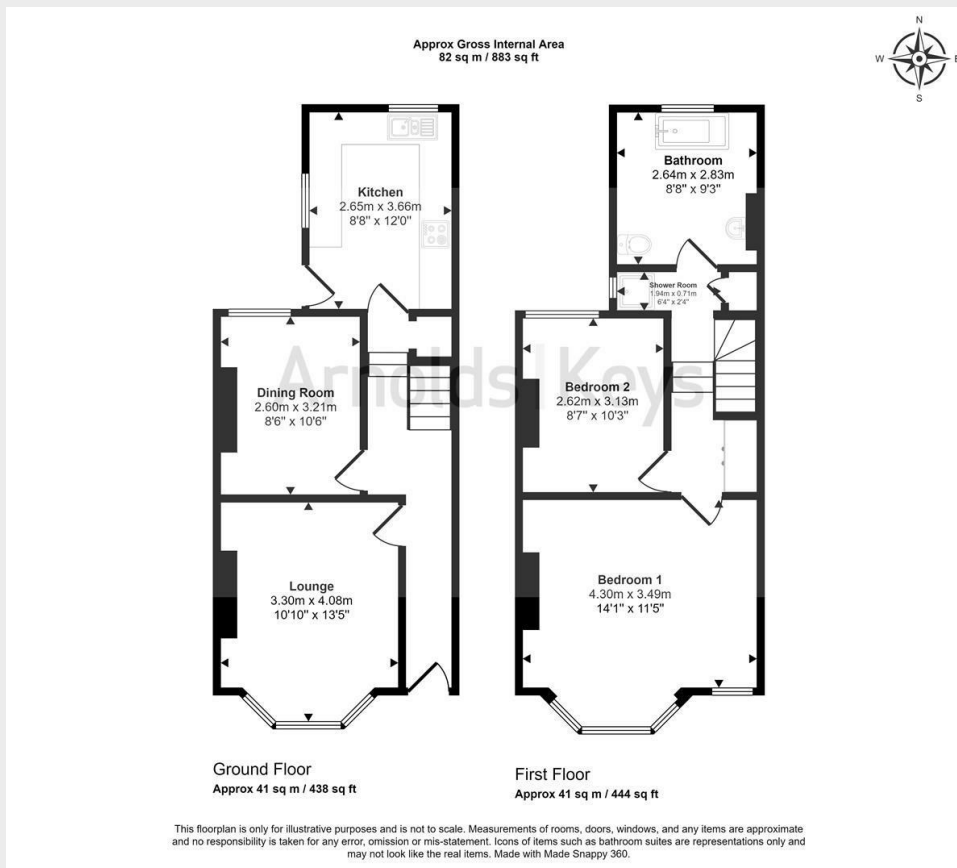


## Viewings

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>		
(81-91)	<b>B</b>		
(69-80)	<b>C</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.

