

# Arnolds | Keys



2 Renwick Park East, West Runton, Cromer, NR27 9LY

Price Guide £425,000

- No onward chain
- Enclosed gardens
- Close to National Trust Woodland
- Gas central heating
- Highly favoured location
- Two bedrooms
- Railway station within walking distance
- Garage and off-road parking



# 2 Renwick Park East, West Runton. NR27 9LY

Offered with no onward chain is this charming detached bungalow located in the picturesque village of West Runton. One of the features of this property is its attractive enclosed garden, providing a good degree of privacy. The property is situated close to the National Trust Woodland where nature lovers will appreciate the proximity to scenic walks and tranquil surroundings.

The accommodation has the benefit of gas fired central heating throughout and offers off-road parking and a garage too.



Council Tax Band: D





## ENTRANCE PORCH

Part glazed panelled entrance door, tiled floor, further part glazed door opening to:

## ENTRANCE HALL

Access to roof space, built in airing cupboard with lagged cylinder and immersion heater, built in shelved store cupboard. Radiator.

## LOUNGE/DINING ROOM

A lovely light room with three aspects to front, side and French door to rear garden, radiator, timber fire surround, provision for TV.

## KITCHEN

Range of shaker-style base and wall storage cupboards, laminated work surfaces and tiled splashbacks. Point for electric cooker, inset stainless steel sink unit, provision for washing machine, space for under-counter fridge, panelled glass door and window to southerly rear aspect. Radiator.

## BATHROOM

Panelled bath, radiator, close coupled w.c., part tiled walls, heated towel rail/radiator, window to side aspect.

## BEDROOM 1

Another light room with windows to front and side, radiator, one wall fitted with wardrobe cupboards and further cupboard housing wall mounted gas boiler providing central heating and domestic hot water.

## BEDROOM 2

Radiator, window to rear aspect, built in double wardrobe cupboard.

## OUTSIDE

Detached brick built GARAGE with up and over entrance door and personal rear door. Driveway with off-road parking space.

## GARDENS

The property stands in a delightful plot enjoying a corner position. The gardens are enclosed with established hedging surrounding a lawned garden interspersed with shrubs to the front and side. At the rear is a further garden area with a paved patio, raised lawn and further established shrub planting.

## AGENTS NOTE

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




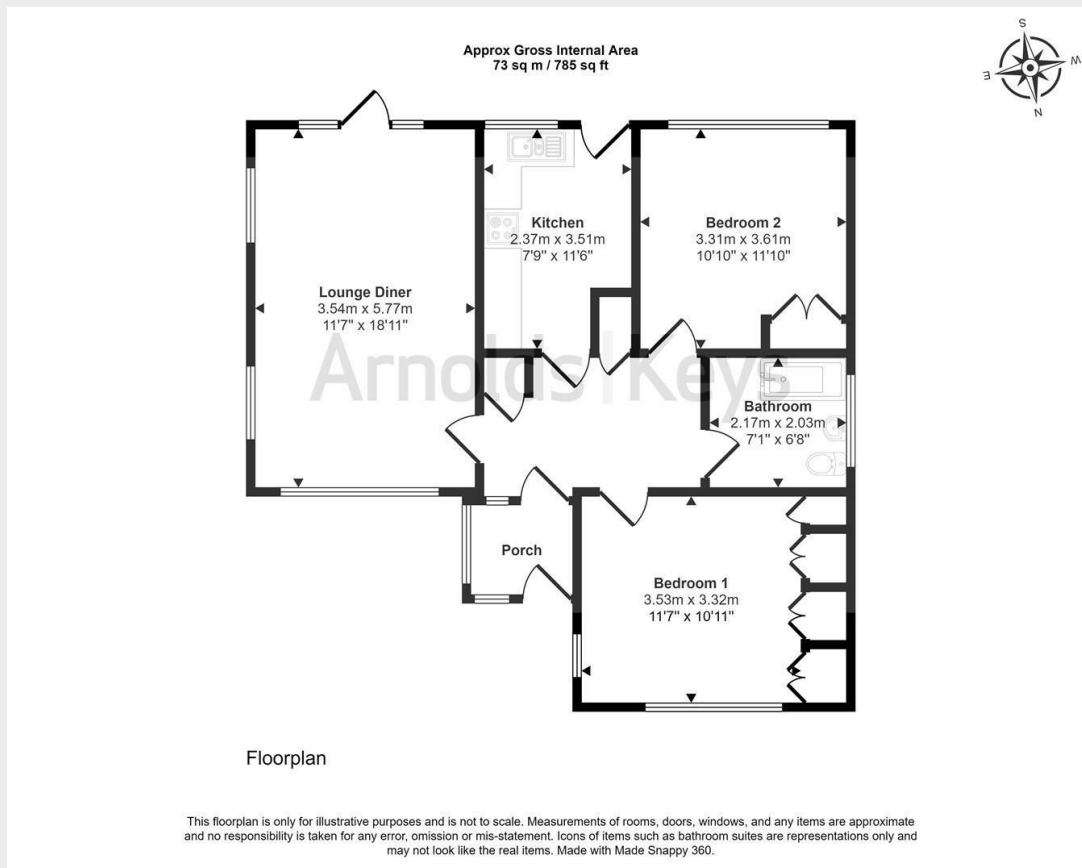


## Viewings

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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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.

