



Stone End Cottage, (known as Jacynian) Broomhill, East Runton, NR27 9PF

Price Guide £475,000

- Village location
- Four bedrooms
- Sitting room
- utility room
- No onward chain
- Detached house
- Kitchen/dining room
- Second reception room
- Three bathrooms
- Garage & off road parking

(known as Jacynian) Broomhill, East Runton NR27 9PF

A very spacious detached property which is located in the fishing village of East Runton which is just a mile from the Victorian town and all the amenities of Cromer. Set just off the common on Broomhill.

The property offers two reception rooms and a large sunny aspect kitchen/dining room. A large utility room along with a shower room all on the ground floor. The first floor boasts a further family bathroom and four bedrooms, with the principle bedroom having an Ensuite shower room.

Outside the property offers an enclosed walled courtyard garden with access to the detached garage and further off road parking for three cars.



Council Tax Band: D



ENTRANCE HALL

Covered entrance porch with UPVC double glazed door to the entrance hall. Doors to all rooms, carpet, ceiling light, radiator and door to under stairs storage cupboard. Stairs to first floor

LOUNGE

Triple aspect room with UPVC double glazed windows to the front, side and rear aspects. Carpet, two radiators, three wall light points, feature fireplace with marble back drop and hearth.

RECEPTION ROOM

UPVC double glazed window to the front, carpet, ceiling light, radiator.

GROUND FLOOR SHOWER ROOM

Pattern UPVC double glazed window to the side, extractor fan, low level WC, corner shower cubicle, vanity wash hand basin with storage cupboard beneath, ceiling light and wall mounted heated towel rail.

DINING AREA

Radiator, UPVC double glazed window to the side, carpet, ceiling light, opening to

KITCHEN

Range of white base and drawer units with grey work surface over, with breakfast bar area. One and half bowl stainless steel sink unit with mixer tap, inset four ring gas hob. Built in double oven, integral dishwasher and fridge/freezer. Tiled splashbacks, matching range of wall mounted cupboards. Ceiling light, laminate wood flooring, three UPVC double glazed windows to the sides. Door opening to

UTILITY ROOM

UPVC double glazed window and door opening to the courtyard. Laminate wood flooring, range of base and wall units with inset single bowl sink unit and mixer tap over. Provision for washing machine and tumble dryer, large storage cupboard housing gas central heating boiler.

LANDING

Gallery landing with doors to all bedrooms and bathroom, UPVC double glazed picture window to rear. Carpet, ceiling light and radiator.

BEDROOM ONE

Dormer UPVC double glazed window to the front and window to the side. Fitted range of light wood furniture to include two bedside drawers, two double wardrobes and a chest of drawers along with a

further two storage cupboards. Carpet, ceiling light, radiator and door to

ENSUITE SHOWER ROOM

Extensively tiled walls, wall mounted heated towel rail, closed couple WC, vanity wash hand basin with storage cupboard beneath. Window to the side, corner shower cubicle with glazed screens and vinyl flooring.

BEDROOM TWO

UPVC double glazed window to the rear, carpet, radiator, ceiling light.

BEDROOM THREE

Dual aspect room with UPVC double glazed windows to the front and side, radiator,

BEDROOM FOUR

UPVC double glazed window to the front, carpet, ceiling light and radiator.

FAMILY BATHROOM

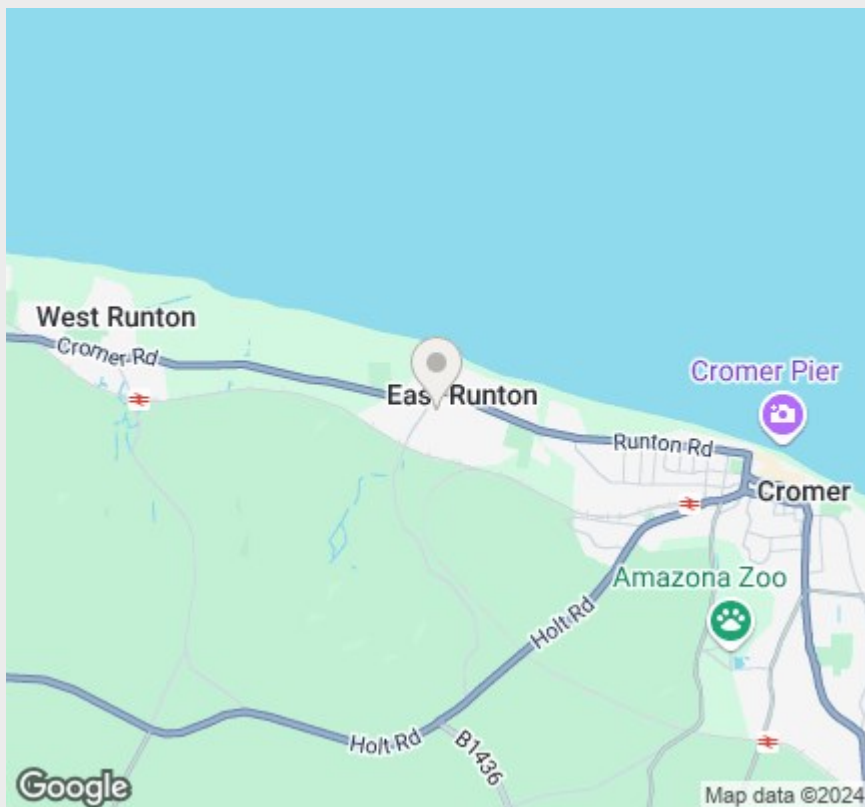
UPVC double glazed window to the rear. Three piece white suite with panelled bath and pedestal wash hand basin, low level WC, vinyl flooring, radiator and ceiling light.

OUTSIDE

The front of the property has a gravelled parking space for three cars with two steps down to a brick weave pathway leading to the front door and round to the side access. To the side of the property there is an unmade access where you have vehicle and pedestrian access over leading to the DETACHED GARAGE. The garage has a electric roller door, power, light and personal door to the courtyard garden. This is a walled courtyard, ideal for enjoying the afternoon and evening sun.

AGENTS NOTE

This is a freehold property with all mains connected gas,, electricity, water and mains drainage. It has a council tax band D. There has previously been a boundary dispute leading to the garage, which has been settled and approved right of access in court in February 2022.




Viewings

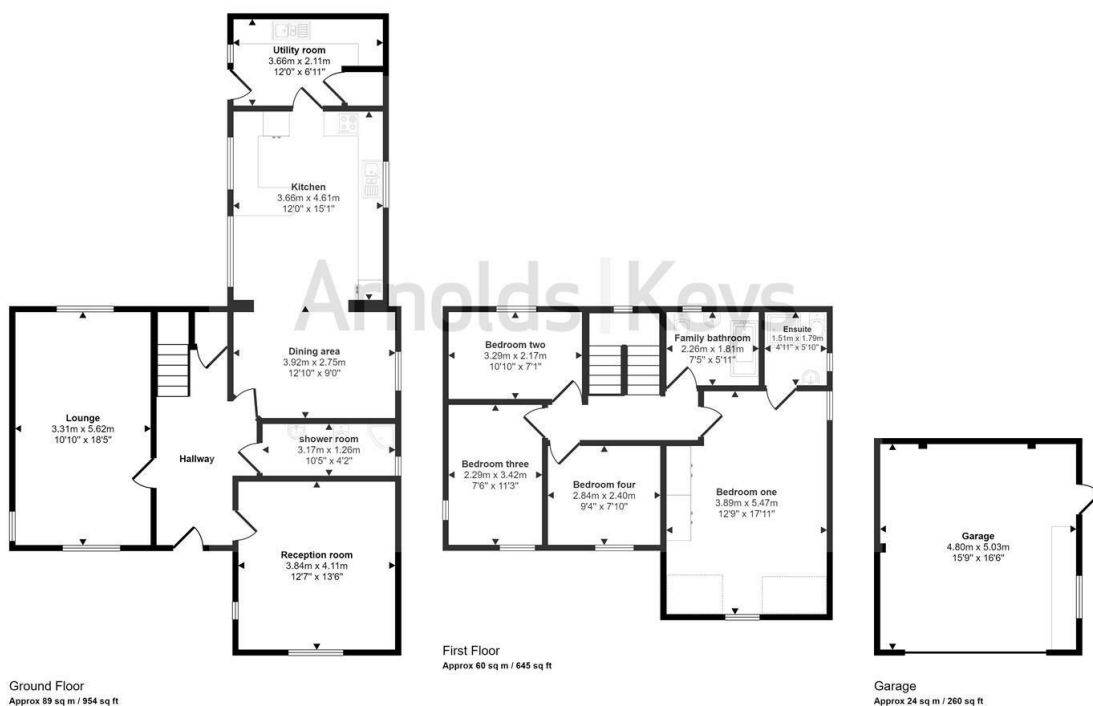
Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
173 sq m / 1859 sq ft



 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373

coastal@arnoldskeys.com
www.arnoldskeys.com