



13 Links Way, West Runton, Cromer, NR27 9QQ

Price Guide £350,000

- No onward chain
- Cul-de-sac setting
- Generous south facing garden
- Three bedrooms
- Highly favoured location
- Walking distance of Village shops and transport
- Some updating required
- Two bathrooms

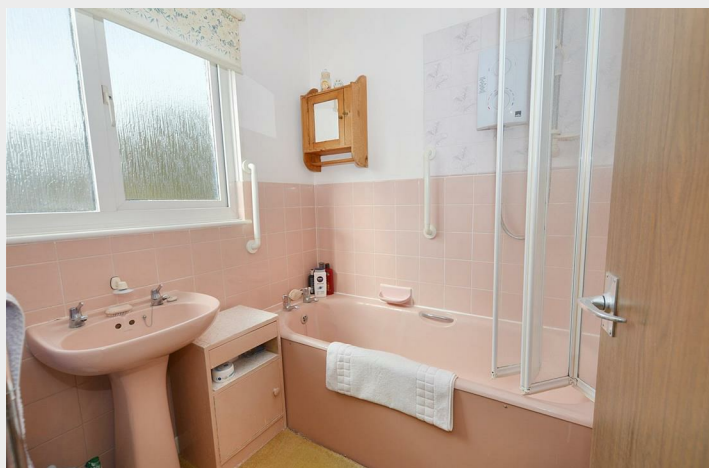
13 Links Way, West Runton. NR27 9QQ

Offered with no onward chain is this detached, chalet-style property set in a highly favoured location in this popular Norfolk Coastal Village. The property has a cul-de-sac setting and enjoys a southerly aspect over the generous rear garden. Just a short walk will take you to the Village centre where there is a small selection of local shops, Public House and restaurants, whilst both bus and rail services provide easy access to the principal towns of Sheringham and Cromer and onward to Norwich..

The property is in need of some updating but would provide a lovely home when such works have been completed.



Council Tax Band: E



ENTRANCE PORCH

Panelled glass entrance door, further glazed door opening to:

ENTRANCE HALL

Turning staircase to first floor.

LOUNGE/DINING ROOM

A lovely light room with picture window to front aspect and patio doors to south facing rear. Stone fire surround with point for electric stove, provision for TV, four wall light points.

BEDROOM 3/SNUG

Window to front aspect.

KITCHEN

Range of original base and wall units with inset sink unit, work surface and tiled splashbacks. Point for electric cooker, window to rear aspect, cupboard housing gas fired boiler (please note that whilst the boiler has recently been serviced, the fan required to circulate the warm air system has failed and therefore is not operative). Part glazed door to:

SUN ROOM

With windows and door opening to rear garden.

UTILITY/SHOWER ROOM

Enclosed shower cubicle, window to rear aspect, provision for washing machine, inset sink, electric wall heater, built in store cupboard, access to:

SEPARATE W.C.

Low level w.c., part tiled walls, window to rear aspect.

FIRST FLOOR

LANDING

Built in shelved airing cupboard.

BATHROOM

Panelled bath with electric shower and folding screen, pedestal wash basin, heated towel rail, electric shaver light and point, window to rear aspect.

SEPARATE W.C.

Low level w.c., window to rear aspect.

BEDROOM 1

Window to side aspect, built in double wardrobe cupboard.

BEDROOM 2

With dormer window to front aspect, built in double wardrobe cupboard.

OUTSIDE

Attached, brick built GARAGE with up and over door.

GARDENS

To the front of the property are two driveways offering ample off-road parking. There are also two lawned areas with flower borders. A gate then leads to the generous and fully enclosed rear garden which enjoys a southerly aspect. Immediately at the rear is a paved patio area which leads to an extensive lawned area with mature hedges and shrubs surrounding. There is a timber GARDEN STORE at the rear.

AGENTS NOTE

The property is freehold and has all mains services connected. Please note that whilst there is a gas boiler in the property, the fan is not operational. The property has a Council Tax Rating of Band E.




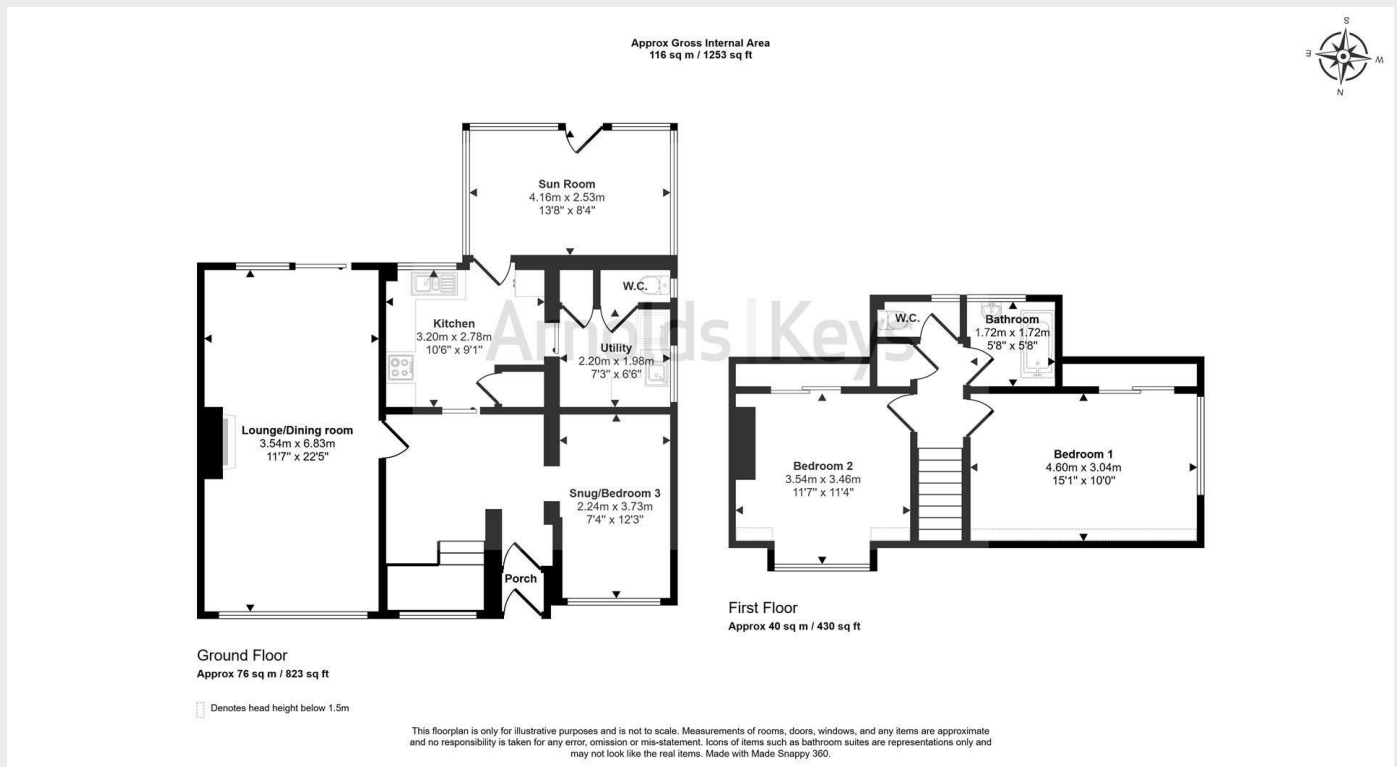


Viewings

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		79
(81-91) B		
(69-80) C		
(55-68) D	50	
(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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

