



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

Price Guide £550,000

- Highly favoured location
- Superbly presented
- Superb, larger than average gardens
- Garage and off-road parking
- Almost 2000 square feet of accommodation
- Four bedrooms and two bathrooms
- Gas central heating
- Train and bus services in village

17 Renwick Park East, West Runton, NR27 9LY

An opportunity to acquire a superbly presented detached bungalow offering deceptively well-proportioned accommodation and standing in the most exceptional, large than average gardens. the property is just under 2000 square feet and has four bedrooms and two bathrooms. The entire accommodation has the benefit of gas fired central heating and sealed unit glazing.

Renwick Park is a highly favoured location in this popular coastal Village which offers a small selection of local shops and both bus and rail services which provide easy access to the principal towns of Sheringham and Cromer as well as the County Capital of Norwich.



Council Tax Band: D



ENTRANCE PORCH

With part glazed UPVC door and windows, further glazed door opening to:

ENTRANCE HALL

Window to side aspect, 2 radiators, fitted store cupboard, fitted linen cupboard, access to roof space.

LOUNGE

A superb room with casement doors and window to rear garden, engineered wood floor, two radiators, four wall light points, provision for TV.

KITCHEN/DINING ROOM

Another superb room, completely re-fitted in 2024 with a comprehensive range of white, shaker style base and wall cabinets with quartz patterned work surfaces and matching splashbacks, tiled floor, inset range style cooker (available at valuation) with stainless steel and glass filter hood above, inset sink unit, window and glazed door to rear garden, dining recess.

UTILITY ROOM

With further range of base and wall cabinets with solid wood work surfaces and tiled splashbacks, inset sink unit, provision for washing machine and tumble dryer, tiled floor and space for fridge/freezer.

INNER LOBBY

With door leading to:

BATHROOM

Another beautifully proportioned room with central roll top bath with rising mixer tap and shower attachment, corner shower enclosure with mixer shower, vanity wash basin on stand with mosaic tiled splashbacks, close coupled w.c., tiled floor. Window to rear aspect, radiator, electric heated towel rail, four wall light points.

BEDROOM 1

With window to front aspect, radiator, provision for TV, door to:

ENSUITE

With engineered wood floor, corner shower enclosure with mixer shower, wash basin, close coupled w.c., chrome heated towel rail.

BEDROOM 2

Window to side aspect, radiator, polished wood floor.

BEDROOM 3

Window to front aspect, radiator.

DINING ROOM/BEDROOM 4

Radiator, window to side aspect.

OUTSIDE

Integral GARAGE with up and over door, electric light, power and water.

GARDENS

To the front of the property is a shingled area leading to the garage and providing additional off-road parking. This leads to a paved patio area. A gated access then leads to the superb, fully enclosed rear garden which has been thoughtfully arranged with a number of seating areas for alfresco dining that can follow the sun. There is a large patio, lawn with fish pond, many well established shrub beds and vegetable and fruit garden. There is also a raised decking area, timber SUMMER HOUSE, timber SHED and additional lawned area.

AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band D. Applicants will note there is building work being carried out to the left of the property. This is for a dormer bungalow with flat roof extension at the rear. This will be constructed to the same height as number 17 and plans are available in our office or on the NNDC planning portal.





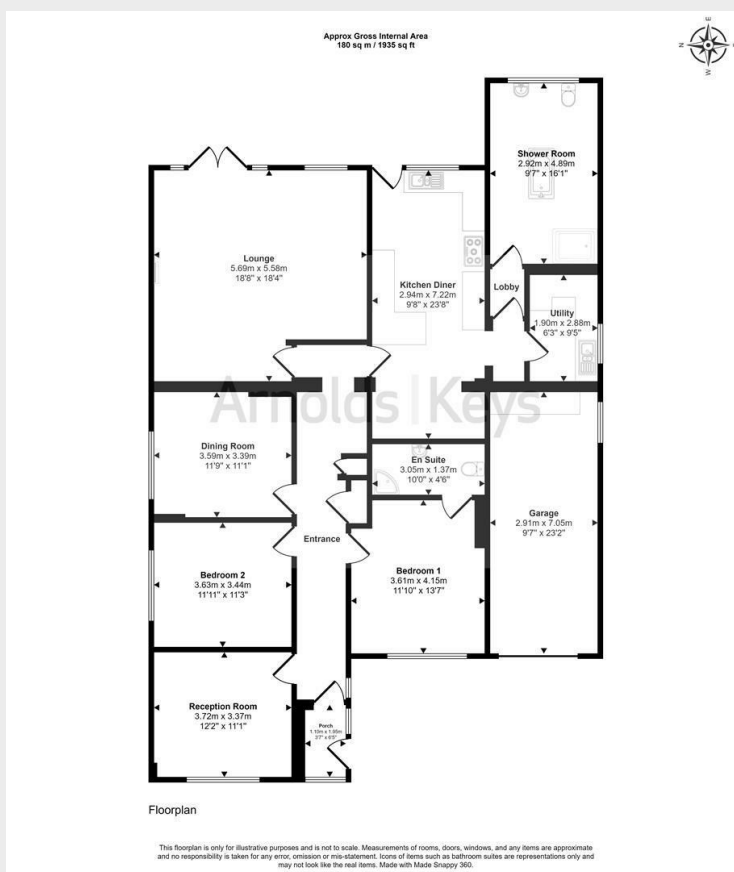
Viewings

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		83
(69-80) C	74	
(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	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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.



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

coastal@arnoldskeys.com
www.arnoldskeys.com