



Woodstock, The Hurn, West Runton, NR27 9QS

Price Guide £595,000

- South facing garden
- Stunning kitchen/dining room
- Wood burner
- Double garage
- Close to beach & train station
- Four bedrooms
- Two bathrooms
- Timber garden studio/summer house
- Tucked away location
- Well presented

Woodstock, The Hurn, West Runton. NR27 9QS

This beautifully proportioned detached property provides an ideal family home tucked away in a sought after location off The Hurn in the village of West Runton. Woodstock is an individual property standing in a generous plot within walking distance of the Village shops, beach and both bus and rail services.

The property is tastefully presented with a south facing garden, has gas central heating throughout and a wood burner. Beautiful kitchen/dining room and lounge along with four good size bedrooms and two bathrooms.



Council Tax Band: E



FRONT PORCH

Oak door with glazed panel to front porch, tiled floor and window to front, further door opening into the

HALLWAY

Tiled flooring, stairs to first floor, doors to a large storage cupboard and understairs cupboard, further doors lead to sitting room, kitchen/diner and shower room.

Ceiling light, radiator.

KITCHEN/DINING ROOM

Range of cream base and drawer units with wood worktops over, enamel double butler sink with mixer tap over, built in fridge and dishwasher, Everhot range cooker (can be negotiated for separately), with extractor hood above. Matching range of wall mounted cupboards. UPVC double glazed window to the side. Space for large dining room table and chairs, door to hallway, French doors giving views to garden and seating area. Radiator, further range of storage cupboards and work top with single enamel sink with mixer tap over. UPVC double glazed door to rear and utility and door to

UTILITY

Oak stable door opening to the side garden, tiled floor, ceiling light, wood work surface with provision for washing machine and tumble dryer.

LOUNGE

Beautiful light room with UPVC window to the front and French doors to the rear leading into the conservatory. Carpet, exposed brick wall with wood burning stove on tiled hearth, TV point, two radiators, two ceiling light points.

CONSERVATORY

Brick base construction with UPVC double glazed windows to the side and rear and french doors to the patio seating area, glass roof and tiled flooring.

SHOWER ROOM

UPVC double glazed window to the side, low level WC, vanity ceramic sink with mixer tap and storage cupboard beneath. Alcove with shower cubicle. Tiled flooring ceiling light and wall mounted heated towel rail.

FIRST FLOOR

LANDING

Gallery landing with UPVC double glazed window to the front, carpet, ceiling light, radiator, doors to bedrooms and bathroom.

BEDROOM ONE

UPVC double glazed window to rear. Carpet, radiator, ceiling light, large built in double wardrobe.

BEDROOM TWO

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

BEDROOM THREE

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

BEDROOM FOUR

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

BATHROOM

Free standing double ended roll top bath with mixer shower attachment. Corner shower cubicle, low level WC, vanity stone wash basin with storage cupboard beneath. tiled walls and flooring, wall mounted heated towel rail, ceiling light. UPVC double glazed window to rear.

OUTSIDE

The property is approached by a private lane which is owned by the property. A detached double garage sits to the side with two up and over style doors, personal door to the side, power and light. Parking for caravan or motorhome and two/three cars. Side access gate opening to the rear south facing garden with a large lawn area, patio seating areas, garden shed and timber studio/summer house, all enclosed by brick and flint walling and timber panel fencing. Mature trees, shrubs and flower bed borders, raised flower bed, outside lighting and water tap.

AGENTS NOTE

This is a Freehold property, all mains services connected, mains water and drainage. Has a council tax band E. The property has 16 solar panels with a transferable tariff.




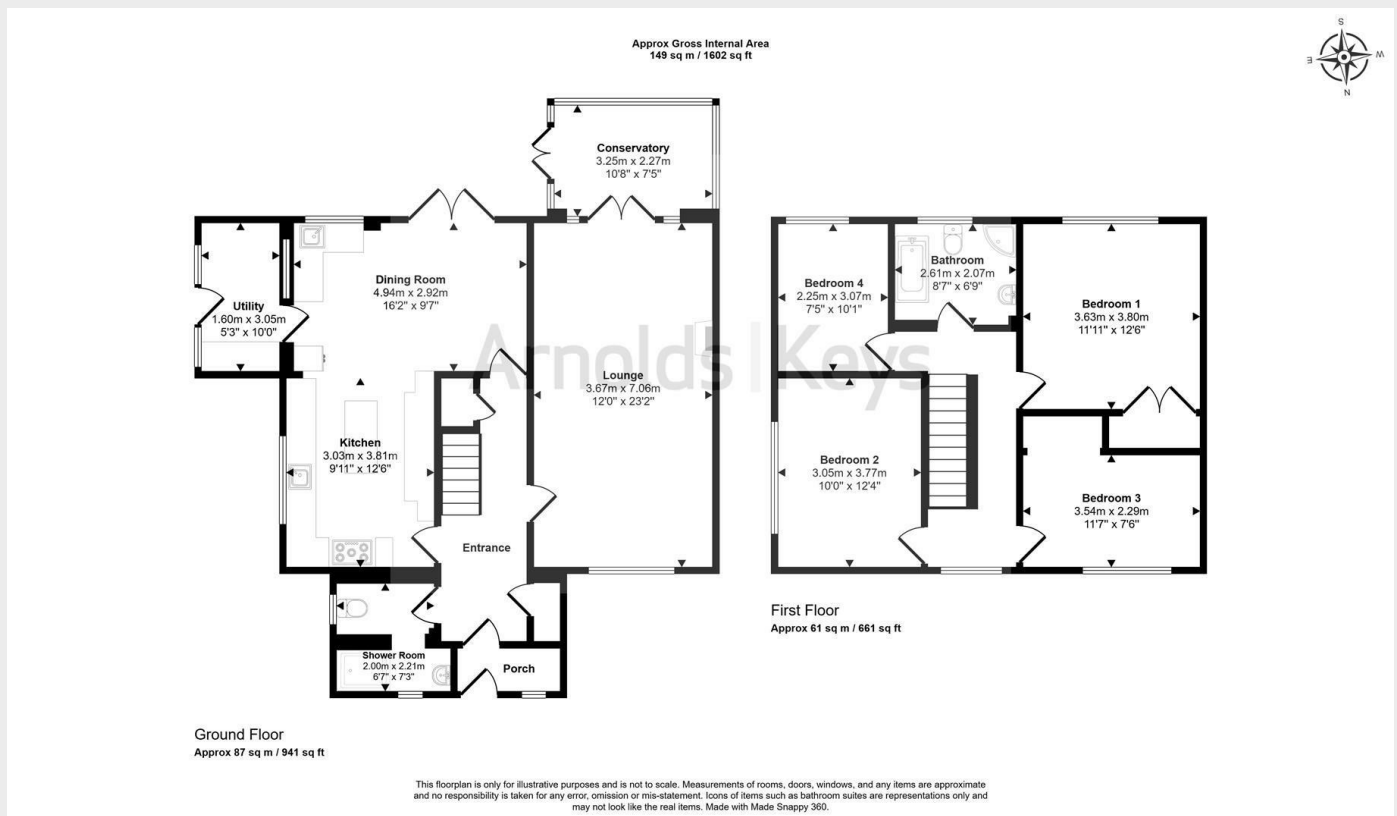


Viewings

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		90
(81-91) B	81	
(69-80) C		
(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.

