



St. Andrews, Lower Common, East Runton, Cromer, NR27 9PG

Guide Price £595,000

- Coastal Village location
- Gardens and parking
- Gas central heating with new boiler
- Two miles from Cromer
- Lots of character features
- Flexible accommodation
- No onward chain
- Walking distance of beach.

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Offered with no onward chain is this large, five bedroom family home converted from its original use as the former Victorian village school. The property is located close to the centre of this popular North Norfolk coastal village just two miles from Cromer. The village offers a small selection of local shops and the approach road to the beach is within a short walk of the property.

The accommodation has a wealth of original features throughout and has the benefit of a lawned garden and off road parking



Council Tax Band: D



ENTRANCE HALL

With fitted storage cupboard, doors to cloakroom and reception hall.

CLOAKROOM

With WC and hand wash basin, recently replaced Worcester wall mounted gas fired boiler, fitted storage.

RECEPTION HALL

A very spacious reception hall with stairs leading to the first floor, attractive wood block flooring.

SITTING ROOM

Once again this room features attractive wood block flooring, has half-height wood panelling and a feature tiled fireplace. Windows to two aspects, this room has a door into a lobby which has double doors to the garden.

UTILITY ROOM

With plumbing for washing machine, partial wood panelling to walls.

KITCHEN/BREAKFAST ROOM

A spacious kitchen/breakfast room with windows to two aspects, attractive wood block flooring. Fitted base storage units with integrated hob, and oven. Inset sink unit with mixer tap over, glazed wall cabinets.

HALLWAY

With Gothic door from the main reception hall. Pamment tiled flooring and external door.

STUDY

An ideal home study, Gothic-style window to side aspect.

BEDROOM 3

Window to side aspect, wood block flooring.

BEDROOM 4

Window to side aspect, fitted storage.

BEDROOM 5

Window to side aspect, fitted storage and shelving.

LANDING

A spacious landing with exposed timbers and roof light to allow plenty of natural light. Exposed floorboards.

LIVING ROOM

A lovely first floor living room with partially vaulted ceilings and exposed timbers. Gothic window and

attractive cast iron fireplace with tiled panels.

Exposed floorboards, fitted storage and shelving, roof light.

BATHROOM

Suite comprising part sunken bath having telephone-style mixer tap and shower attachment, separate shower over. Pedestal wash hand basin and low level WC. Fitted storage and roof light.

BEDROOM 1

Half-vaulted ceiling with exposed timbers, window and roof light.

BEDROOM 2

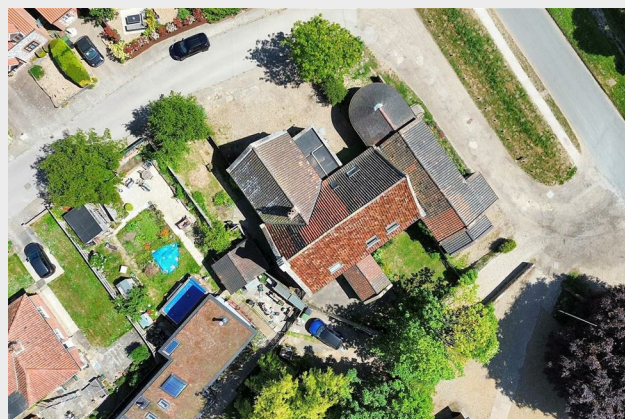
With half-vaulted ceiling, low level window and roof light.

EXTERNAL

The property stands alongside St Andrews Church within the village of East Runton, with pleasant lawned garden. having well-planted borders, these gardens are enclosed by fencing, and to the front of the property there is a gravelled garden area, The property benefits from both a pedestrian and vehicular Right of Way from Lower Common. This vehicular Right of Way is to the rear garden.

AGENTS NOTE

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



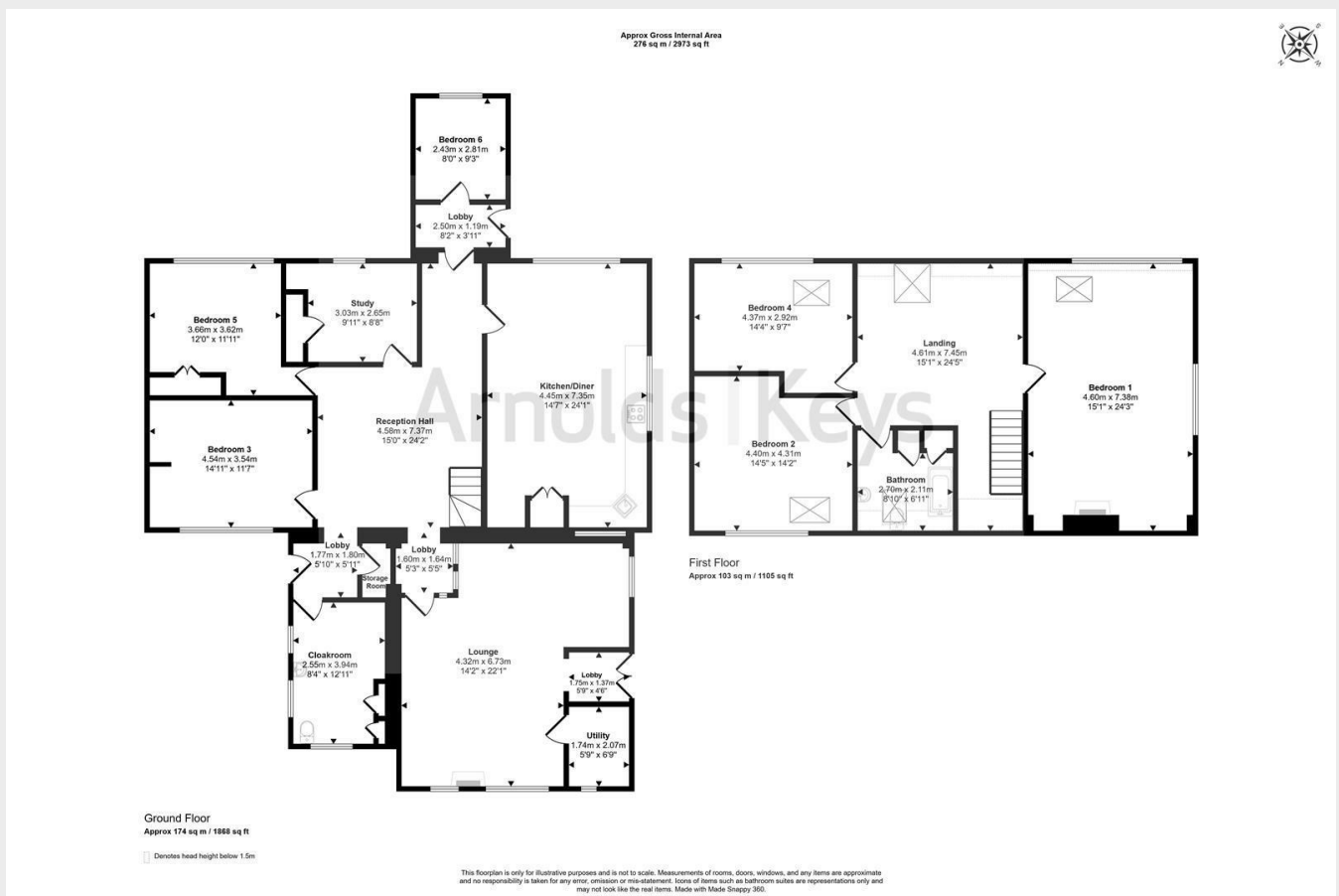


Viewings

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) A	46	80
(81-91) B		
(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 are 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.