



110 Cromer Road, West Runton, NR27 9QA

Price Guide £495,000

- Stunning coastal views
- Up to five bedrooms
- Conservatory
- Garage and off-road parking
- Large garden with additional rear access
- Two reception rooms
- Two bathrooms
- Gas central heating

110 Cromer Road, West Runton NR27 9QA

A wonderful opportunity to acquire a large, semi-detached property of character standing in very generous grounds and with stunning views to the coast. An ideal property for those seeking a coastal home in large gardens.

The property offers up to five bedrooms and two bathrooms with a conservatory overlooking the rear garden. Gas central heating is installed throughout along with sealed unit glazing in UPVC frames. There is a garage and ample off-road parking too.



Council Tax Band: D



ENTRANCE PORCH

With UPVC part glazed entrance door and window. With part glazed door and feature leaded window to:

ENTRANCE HALL

Stairs to first floor with understairs recess, radiator.

SITTING ROOM

With wide bay window to front aspect, timber fire surround housing living flame gas fire with marble hearth, radiator, provision for TV.

KITCHEN/BREAKFAST ROOM

A recently re-furbished room with a modern range of high gloss base and wall cabinets with solid composite work surfaces and matching upstands. Inset stainless steel sink unit, inset five ring gas hob with filter hood above, built in electric double oven, integrated fridge and freezer, fitted breakfast bar, provision for washing machine, windows and part glazed door to rear. Tiled floor, radiator.

LOBBY

Wall mounted gas combi boiler providing central heating and domestic hot water, fitted store cupboard, fire door to GARAGE. Access to:

SHOWER ROOM

Enclosed shower cubicle with tiled splashbacks, close coupled w.c., vanity wash basin with cupboards beneath, tiled splashbacks, radiator, two windows to side aspect.

DINING ROOM

A beautifully proportioned room with feature timber fire surround housing open fire on tiled hearth, radiator, sliding patio doors opening to:

CONSERVATORY

Of UPVC construction with fitted blinds to the vaulted roof, tiled floor, door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1

A beautifully light room with wide bay window to front aspect with wonderful coastal and sea views. Radiator.

BEDROOM 2

Window to rear, south facing aspect. Radiator, vanity wash basin with cupboards beneath.

BEDROOM 3

Feature angled window to front aspect with wonderful coastal and sea views. Radiator.

BEDROOM 4

Window to side aspect, radiator.

BEDROOM 5

(Currently used as a study) Window to rear aspect, radiator.

BATHROOM

Panelled bath with independent electric shower and screen above, pedestal washbasin, close coupled w.c., radiator, fully tiled walls, mirrored cabinet, two windows to rear aspect.

OUTSIDE

Integral GARAGE: With electric roller door, personal rear door to lobby, electric light and power points.

GARDENS

The property is approached over a wide gravel driveway which offers ample space for off-road parking. A gated access to the side of the property leads to the extensive, south facing rear garden. Immediately at the rear is a paved patio area which leads to a large lawned area with established planting either side. There is an attractive pond and further planting to attract wildlife and this leads through a pergola to a further natural garden area and vegetable plot. There is a timber GARDEN SHED at the end of the garden and a hard standing area suitable for vehicle parking, with gated access from Golf Close.

AGENTS NOTE

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





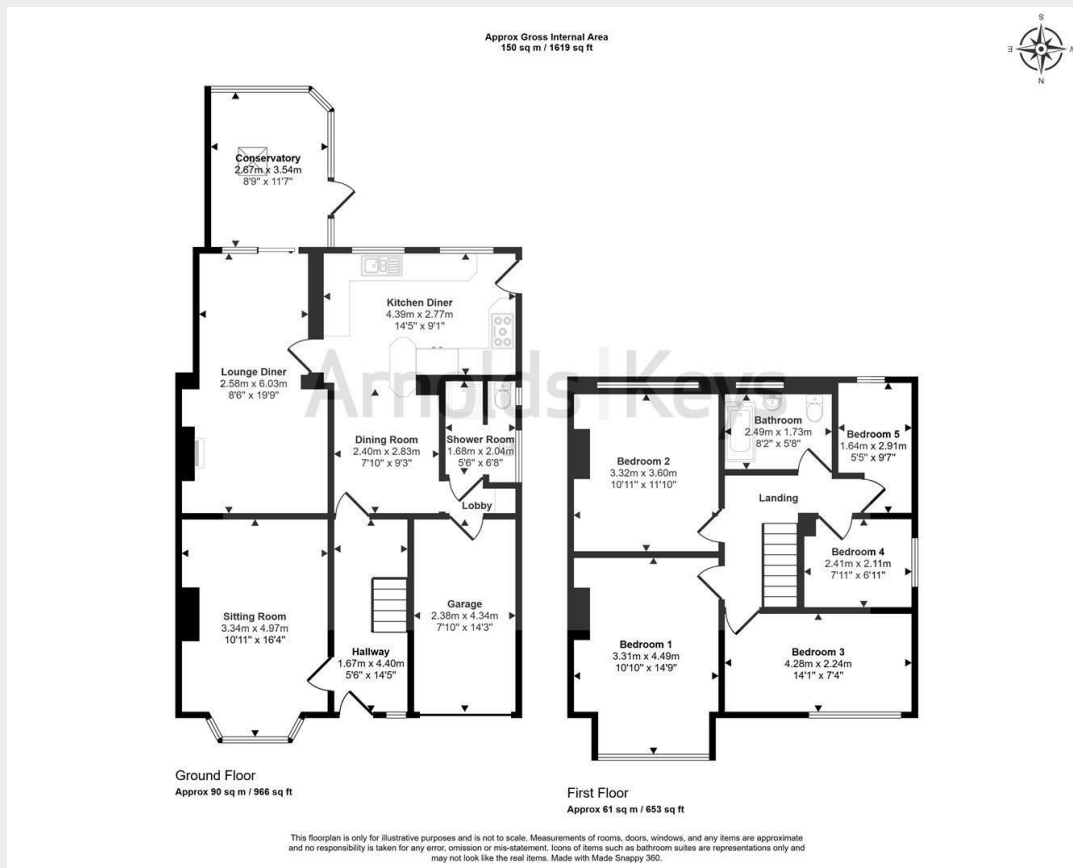
Viewings

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		
(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, 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.



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